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"Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

SURREY

Favourite district one hour of Town.

REMARKABLY PICTURESQUE HOUSE.

standing high, approached by a carriage drive with lodge at entrance, and commanding good views.

Lounge hall, three reception, eleven bedrooms, two bathrooms.

Electric light, Company's water, telephone, modern drainage. Stabling of three loose boxes, garage for three cars, etc. Charming gardens of an inexpensive nature and well-timbered park-like paddocks of about

TEN ACRES.

with frontage to open common lands and a few minutes' walk from a famous golf course.

Inspected and recommended by Messrs. OSBORN and MERCER, as above. (14,622.)

SURREY

In the beautiful district between LEATHERHEAD and GUILDFORD.

Within ten miles of EPSOM DOWNS and RACE COURSE, adjoining EAST HORSLEY VILLAGE, distant about a mile from HORSLEY STATION, whence WATERLOO is reached in 50 minutes.

THE VERY DESIRABLE FREEHOLD PROPERTY, known as

THE MANOR AND PLACE FARMS, consisting of

TWO FARMHOUSES WITH TWO SETS OF BUILDINGS, Racing stables of fifteen loose boxes. A mile gallop. Cottage and men's rooms.

HIGHLY VALUABLE BUILDING LAND in convenient-sized lots, with long frontages to the Leatherhead and Guildford Road, and to the East Horsley Village and Horsley Station Road, along which are Company's water mains. The whole covering an area of about

170 ACRES.

To be offered or SALE by AUCTION, in NINETEEN LOTS, by Messrs.

OSBORN & MERCER,

at the Lion Hotel, Guildford, on Tuesday, July 7th, 1925 (unless previously Sold by Private Treaty).

Solicitors, Messrs. FINNIS, DOWNEY, LINNELL & CHESHER, Westminster Bank Chambers, 314, High Road, Chiswick, W. 4; and 5, Clifford Street, London, W. 1. Auctioneers' Offices, as above.

PRELIMINARY ANNOUNCEMENT.

By INSTRUCTIONS from L. BLAKSTAD, Esq.

HEREFORDSHIRE

Half-a-mile from Clifford Station, two miles from Hay and about 20 from HEREFORD.

THE VALUABLE FREEHOLD PROPERTY, known as

"THE PRIORY."



consisting of an attractive

STONE-BUILT GABLED RESIDENCE, approached by a long carriage drive and occupying a BEAUTIFUL SITUATION over 400ft. up on GRAVEL SOIL. It contains

Outer and inner halls, four reception, thirteen bedrooms, two bathrooms, servants' rooms and good domestic offices and cellars.

Electric light. Modern sanitation. Good water supply. Telephone.

STABLING for SEVEN, GARAGE, TWO COTTAGES, etc.

FINELY TIMBERED AND SHRUBBED PLEASURE GROUNDS, tennis lawn, partly walled kitchen garden, glasshouses, orchard, etc.; the whole covering about

40 ACRES.

For SALE by PUBLIC AUCTION by Messrs.

OSBORN & MERCER

at the London Auction Mart, on Thursday, July 23rd, 1925, (unless previously Sold by Private Treaty).

Solicitors, Messrs. GRIFFITHS & RUTTER, Hay. Auctioneers' Offices, as above.

NEAR THE YORKSHIRE COAST

2,000 ACRE SPORTING AND AGRICULTURAL PROPERTY for SALE.

THE ESTATE IS DIVIDED INTO SEVERAL FARMS. There are about 400 acres moor and 250 acres woodland. The whole in a ring fence.

There is no principal Residence, but many excellent sites.

PRICE £17,000, INCLUDING TIMBER.

Particulars and plan of the Sole Agents, OSBORN and MERCER, as above.

BY INSTRUCTIONS FROM MAJOR S. F. ALDERSON ARCHER.

VACANT POSSESSION.

WILTSHIRE

WELL PLACED IN A HIGHLY FAVOURED HUNTING DISTRICT.

Eight miles from SWINDON, whence London is reached in one-and-a-quarter hours; three miles from HIGHWORTH, four from CRICKLADE, five from FAIRFORD, seven from LECHLADE, and nine from CIRENCESTER.

IN THE PARISHES OF CASTLE EATON, MARSTON MEYSEY AND HANNINGTON.

THE VALUABLE FREEHOLD AGRICULTURAL

CASTLE EATON ESTATE,

embracing some of the

FINEST FEEDING PASTURES

in Wiltshire, including the well-known "Upper and Lower Bowsteads," and highly productive arable land in good heart and condition, comprising

SUPERIOR DAIRY, STOCK AND CORN FARMS

briefly as follows:

MANOR FARM.—Comfortable old farmhouse, extensive buildings, fourteen cottages, and about	ACRES.
LUSHILL FARM.—Modern stone-built Residence, four sets of buildings, eleven cottages, and about	590
MARSTON MEYSEY FARM.—Fine old manor House, ample buildings, three cottages, and about	675
BLACKFORD FARM.—Farmhouse, buildings, two cottages, and about	215
	155

HIGHLY DESIRABLE ACCOMMODATION PASTURELANDS.

THE RED LION INN, CASTLE EATON, AND THE SPOTTED COW, MARSTON MEYSEY.

The whole extending to an area of about

1,715 ACRES.

Intersected and bounded for a considerable distance by the River Thames, and well provided with good roads.

FOR SALE BY PUBLIC AUCTION, IN THIRTEEN LOTS, BY

MESSRS. OSBORN & MERCER, at the "Goddard Arms" Hotel, Swindon, on Monday, June 29th, 1925 at 2.30 p.m. (unless previously disposed of by Private Treaty). Solicitors, Messrs. KINNEIR, JUPP & SOUTHAN, Swindon; Auctioneers' Offices, as above.



ASHDOWN FOREST

300ft. up. Sandstone soil. South-east aspect.

FOR SALE, this charming

XVTH CENTURY RESIDENCE.

possessing a wealth of old oak beams and timbering, oak floors and open fireplaces, yet replete with modern conveniences, including

ELECTRIC LIGHT. CENTRAL HEATING.

Two good reception rooms, eight bedrooms, two bathrooms. Garage for two cars. Cottage.

CHARMING OLD GARDENS,

with delightful serpentine walk enclosed by ribbon walls, tennis lawn, orchard, walled kitchen garden, etc.

£4,250 WITH FIVE ACRES.

Additional land if required.

Agents, Messrs. OSBORN & MERCER, as above. (14,633.)



NORTH WILTS

Close to several important market towns.

FIRST-RATE DAIRY FARM.

practically all rich pastureland, extending to about

205 ACRES.

lying compactly together, in the centre of which is a

GENTLEMAN'S RESIDENCE

of three good reception rooms, eight bed and dressing rooms, bathroom, etc.

300ft. up.

South aspect.

Acetylene gas.

Company's water,

Telephone.

Central heating.

SPLendid RANGE OF FARMBUILDINGS, with accommodation for 50 cows and with water laid on. FOUR COTTAGES.

FOR SALE WITH POSSESSION.

Live and dead stock by valuation, if required.

HUNTING with the V.W.H. and Avon Vale Packs.

Inspected and recommended by Messrs. OSBORN and MERCER, as above. (14,629.)

OXON AND GLOS BORDERS

In a favourite district.

HUNTING WITH THE HEYTHROP.

A DELIGHTFUL RESIDENCE,

standing well up, and containing entrance hall, four reception fifteen bed and dressing rooms, etc.

ELECTRIC LIGHT. UNFAILING WATER.

Ample stabling and studroom's cottage. Delightful old gardens, with walled flower garden, tennis and croquet lawns, walled kitchen garden, etc.

CAPITAL FARM. SEVERAL COTTAGES.

335 ACRES

(All in hand).

Agents, Messrs. OSBORN & MERCER, as above. (14,150.)

By direction of J. H. E. Francis, Esq.

WITH VACANT POSSESSION.

SURREY

About three-and-a-half miles from Reigate and Horley and four-and-a-half from Redhill whence London is reached in 40 minutes.

The ATTRACTIVE FREEHOLD PROPERTY, known as "WOLVERS."



LOT 1 comprises the above

EXCEPTIONALLY WELL-BUILT RESIDENCE,

containing lounge hall, three reception, billiard, nine bed and dressing rooms, three bathrooms, etc. It stands 200ft. up, faces south, enjoys good views and is approached by a carriage drive with lodge.

Electric light. Central heating.

Company's water. Telephone.

STABLING for two and GARAGE for two.

THE GARDENS AND GROUNDS adorned with ornamental trees and shrubs include tennis lawn for two courts, rose garden, shrubberies, large ornamental pond, etc., partly walled kitchen garden and pastureland, covering in all about

TEN ACRES.

LOT 2 consists of AN EXCELLENT FARMHOUSE, occupying a very pleasant position. AMPLE BUILDINGS, COTTAGE; large partly walled kitchen garden with glasshouse and about

90 ACRES.

divided into convenient sized enclosures with long road frontage, and consisting of seventeen acres of arable, six woodland, and the remainder well-watered PASTURELAND, etc.

For SALE by Public AUCTION by Messrs.

OSBORN & MERCER,

at the London Auction Mart, 155, Queen Victoria Street, E.C., on Monday, June 8th, 1925, at 2.30 p.m. (unless previously Sold by Private Treaty).

Solicitors, Messrs. FORBES & McLEAN, 8, Queen Street Cheapside, E.C. 4. Auctioneers' Offices, as above.

Telephone: Regent 7500.
 Telegrams: "Selanlet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., xxiv. and xxv.)

Branches: { Wimbledon 'Phone 80
 Hampstead 'Phone 2727

AN ABSOLUTE BARGAIN.

"CHAMPNEYS," TRING

£7,000 WITH 21 ACRES.

600FT. UP ON THE CHILTERN

A FINE COUNTRY HOUSE,

WITH HALL, FIVE RECEPTION ROOMS, 27 BEDROOMS, FOUR BATHROOMS, COMPLETE OFFICES.

ELECTRIC LIGHT. CENTRAL HEATING. BELL TELEPHONE. COMPANY'S WATER.

Stabling. Garage. Bailiff's house.

FINELY TIMBERED PLEASURE GROUNDS,

or with the park and woodlands up to

157 ACRES.

Full particulars of the Agents,

HAMPTON & SONS, 20, St. James' Square, S.W.1.



AT 50 PER CENT. BELOW COST TO ENSURE A SALE

NEAR HAMPTON COURT, BUSHEY PARK, HURST PARK RACECOURSE AND THE RIVER. FIVE MINUTES' WALK FROM STATION.

QUARTER HOURLY SERVICE TO LONDON.



THE ATTRACTIVE RESIDENCE,

"COURTLANDS,"

containing

Hall, four reception and billiard rooms, two staircases, six bed and dressing rooms, two baths, nursery and schoolroom, separate rooms for all maids.

ELECTRIC LIGHT. MAIN DRAINAGE.

CENTRAL HEATING.

UP-TO-DATE FITMENTS. GOOD REPAIR.

GARAGE FOR TWO CARS.

STABLING. GLASSHOUSES.

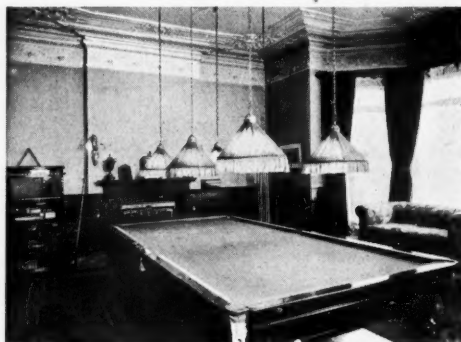
Partly walled and exceedingly well maintained grounds of nearly

ONE ACRE.

Excellent garden growing all household requirements, fruit, vegetables, flowers, etc.

WOULD BE SOLD WITH CONTENTS IF DESIRED.

Apply Sole Agents, Messrs. YATES & YATES, 12A, Hanover Square, W.1; and HAMPTON & SONS, 20, St. James' Square, S.W.1.



CONVENIENT FOR HAREWOOD DOWNS AND OTHER GOLF COURSES.

BUCKS. CHALFONT ST. GILES



FOR SALE, Freehold, a delightfully placed COUNTRY RESIDENCE about 400ft. up with lovely views

TWO LONG AVENUE DRIVES (ONE WITH LODGE).

Handsome oak-panelled hall, fine suite of lofty reception rooms, billiard room, winter garden, fourteen bedrooms, four bathrooms, and offices.

ELECTRIC LIGHT AND CENTRAL HEATING. MODERN DRAINAGE. Stable premises with large covered yard.

BEAUTIFULLY WOODED GROUNDS with tennis lawns, walled kitchen garden, and grassland; about

15 TO 20 ACRES.

Or with about 65 ACRES with small river or trout stream.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

TEN MILES NORTH OF TOWN

WITHIN A FEW MINUTES' WALK OF THE STATION.

AN EXCEPTIONALLY WELL-APPOINTED MODERN HOUSE,

lately redecorated throughout and containing Lounge hall, Dining room with parquet floor, 20ft. by 18ft., Drawing room with parquet floor, 22ft. by 21ft., Five principal bedrooms, Dressing room with double lavatory basin (h. and c.), Well-fitted bathroom with porcelain bath, Five other bedrooms.

ELECTRIC LIGHT. GAS.

COMPANY'S WATER. MAIN DRAINAGE.

CHARMING GARDENS OF

ONE-AND-A-HALF ACRES,

including croquet and tennis lawns, numerous fruit trees. Garage for two cars.

MODERATE PRICE FOR THE FREEHOLD.

Inspected and recommended by HAMPTON & SONS, 20, St. James' Square, S.W. 1. (M 23,362A.)



Offices: 20, ST. JAMES' SQUARE, S.W. 1.

Telephone :
Mayfair 4846 (2 lines).
Telegrams :
Giddy, Weedo, London."

GIDDY & GIDDY

LONDON. WINCHESTER.

(For continuation of advertisements see page xxxix.)

Telephone :
Winchester 394.

KENT

EASY REACH OF SEVENOAKS AND TUNBRIDGE WELLS, ONE MILE FROM MAIN LINE STATION WITH EXPRESS TRAINS.



FOR SALE.

A VERY VALUABLE AND ATTRACTIVE PROPERTY, comprising a well appointed and easily worked Residence, surrounded by beautifully timbered parklands of nearly

120 ACRES.

The House enjoys a high but sheltered situation

COMMANDING MAGNIFICENT VIEWS.

It contains large entrance hall, four large reception rooms, fine billiard room complete domestic offices, 20 bed and dressing rooms, four bathrooms.

PARQUET FLOORS.

CENTRAL HEATING. ELECTRIC LIGHT. TELEPHONE.

FIRST RATE STABLING, GARAGES, MEN'S ROOMS, LODGE AND COTTAGES.



EXCEPTIONALLY BEAUTIFUL GARDENS,

with a variety of well grown conifers, and fine timber trees, flowering shrubs and ornamental trees, wide herbaceous borders, rhododendron walks.

SPREADING LAWNS FALLING GENTLY AWAY TO THE LAKE.

Rose gardens and pergolas, tea house, productive kitchen and fruit gardens.

OLD FASHIONED FARMHOUSE WITH OAK BEAMS, FARMERY, STABLING, AND USEFUL BUILDINGS.

Valuable grasslands and orchard.

The whole Property in excellent order and strongly recommended from personal knowledge by the

Agents, Messrs. DENYER & Co., 36, High Street, Tunbridge Wells; and Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1.

DITTON HILL, SURREY

IN THE HIGHEST PART OF THIS FAVOURITE RESIDENTIAL DISTRICT.

About one mile from Surbiton Station with its splendid service of trains.



THIS WELL-BUILT HOUSE,

SURROUNDED BY BEAUTIFULLY TIMBERED GROUNDS,

contains three capital reception rooms, full-sized billiard room, thirteen bedrooms, two bathrooms, and complete offices. STABLING, GARAGE, LIVING ROOMS AND COTTAGE. TENNIS AND OTHER LAWNS. SQUASH RACQUET COURT. Rose garden, kitchen garden, glasshouses, paddock, etc.; in all about

SIX ACRES.

WITH FRONTAGES TO TWO ROADS.

FOR SALE by Private Treaty, or by AUCTION on the premises on Wednesday next, at 2 p.m., immediately preceding the Sale of the remaining furniture and effects.

Full particulars of the Sole Agents, Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1; and Winchester.



EASTCOTE, NEAR PINNER

ON THE OUTSKIRTS OF THIS QUIANT AND RURAL OLD-WORLD VILLAGE; HALF-A-MILE FROM THE STATION, 25 MINUTES' RAIL.



THE REMARKABLY CHOICE OLD-FASHIONED RESIDENCE known as "FIELD-END," part dating back 400 years, with modern additions in perfect keeping; full of old oak beams and rafters. Contains lounge, four reception and FULL-SIZED BILLIARD rooms, eight bed and dressing and two bathrooms.

Electric light, gas, central heating, main drainage and telephone.

Garage and living rooms, eight cottages, bungalow, etc.

REMARKABLY PRETTY GARDENS AND GROUNDS of about

FOUR ACRES,

with tennis lawn, rose, rock and water garden, orchard, kitchen garden, etc.



THE DINING ROOM.

For SALE by Private Treaty, or by AUCTION on June 23rd next.

Full particulars of GIDDY & GIDDY, 39A, Maddox Street, W. 1.

LAND AND
ESTATE AGENTS.

Telephone 21.

ESTABLISHED 1812.

GUDGEON & SONS

WINCHESTER

AUCTIONEERS
AND VALUERS.

Telegrams: "Gudgeons."



WINCHESTER

(FIVE MILES).

QUEEN ANNE RESIDENCE.

facing south, with good views and carriage drive approach.

LARGE HALL WITH OAK STAIRCASE,
GENTLEMEN'S LAVATORY,
DRAWING ROOM,
DINING ROOM,

SMALL STUDY,
COMPACT DOMESTIC OFFICES,
SIX BEDROOMS,
TWO BOXROOMS,

BATHROOM.

ENCHANTING PLEASURE GROUNDS.

with fine old trees, box hedge, grass walks and herbaceous borders, full-size TENNIS COURT, orchard, fruit and kitchen gardens.

STABLING AND GARAGE.

EXCELLENT Paddock.

TOTAL AREA ABOUT FOUR ACRES.

PRICE £4,000.

GUDGEON & SONS, Winchester. (Folio 1572.)

ROBINSON, WILLIAMS & BURNANDS

89, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephones: GROSVENOR 2430 and 2431.

Telegrams: "THROXO, LONDON."

FAVOURITE CENTRE UPPER REACHES OF THAMES

DELIGHTFUL GEORGIAN RESIDENCE

WITH PICTURESQUE RIVER FRONTAGE. A VERITABLE GIFT.



ABSURDLY LOW PRICE ACCEPTED.

MONEY LAVISHED ON PROPERTY DURING LAST FEW YEARS. ACCOMMODATION ON TWO FLOORS ONLY.

BEAUTIFUL GROUNDS WITH DRIVE AND LODGE ENTRANCE.
EVERY POSSIBLE CONVENIENCE INSTALLED.

Twelve bed and dressing rooms,
Three bathrooms,

Four reception rooms,
Stabling and garage,

Two lodges.
Cottage.

POLISHED OAK FLOORS TO ALL RECEPTION ROOMS.

ELECTRIC LIGHT. COMPANY'S WATER. INDEPENDENT HOT WATER. CENTRAL HEATING.
TWO TENNIS LAWNS, ALSO HARD COURT, WALLED KITCHEN GARDEN, ROSE GARDEN ETC.

ABOUT FOUR-AND-A-HALF ACRES.

IN EXCELLENT ORDER THROUGHOUT. RECOMMENDED BY OWNER'S AGENTS. (5969.)

ROBINSON, WILLIAMS & BURNANDS, 89, MOUNT STREET, W.1.

AUCTIONEERS
AND VALUERS.

GEERING & COLYER

LAND AND
ESTATE AGENTS.

ASHFORD

KENT.
Tel: Ashford 25 (2 lines).

LONDON:

2, KING STREET, ST. JAMES'S, S.W.1.
Tel.: Gerrard 3801.

RYE

SUSSEX.
Tel.: Rye 55.

HAWKHURST

For KENT AND SUSSEX BORDERS.
Tel.: Hawkhurst 19.

By order of the Trustees of Major Fothergill, deceased:
BORDERS OF KENT AND SUSSEX.
On the outskirts of a favourite residential village; 250ft up; southern slope; wonderful views; station one mile.
"COPT HALL," HAWKHURST.



A HANDSOME STONE-BUILT FREEHOLD RESIDENCE, containing four reception and billiard room, eleven bed and dressing, two bathrooms, boxroom, heated conservatory; Company's water, central heating, electric light shortly available; garage, stabling, chauffeur's rooms, three cottages; lovely old timbered grounds, two lawn tennis courts, hard court, park and meadowland, ornamental ponds; in all about 22 ACRES; or with farmhouse, buildings, agricultural, accommodation and building land, in all about 120 ACRES. AUCTION, June 12th, 1925 (or Privately).

KENT.
MAIN LINE, ONE-AND-A-HALF HOURS LONDON.



THE above gentleman's attractive modern COUNTRY RESIDENCE.

SIX BED AND DRESSING ROOMS,
BATHROOM (h. and c.),
THREE RECEPTION ROOMS.

Conservatory; Co.'s water and gas, telephone; stabling and other buildings; productive gardens, small orchard and paddock, four acres. Freehold, £2,200. Possession.

GEERING & COLYER, AS ABOVE.

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS & AUCTIONEERS,
8, QUEEN STREET, EXETER.

Telephone 204.

ILLUSTRATED REGISTER OF PROPERTIES in the South and South-Western Counties. Price 2/-; by post, 2/6.



ELECTRIC LIGHT, HEAT AND POWER, PRACTICALLY WITHOUT COST OR TROUBLE, SUPPLIED BY WATER POWER.

UNIQUE SMALL RESIDENTIAL PROPERTY, IN THE HEART OF BEAUTIFUL COUNTRY, WITH ALL LABOUR-MAKING DEVICES.

DEVON (NORTH; ON THE BORDERS OF EXMOOR, adjacent to many well-known beauty spots and only two miles from the sea).—Picturesque COUNTRY HOUSE, facing south, with wide lounge verandah, lounge hall, three reception, five bedrooms, dressing room, bath; pretty garden, intersected by stream, tennis lawn, productive fruit and vegetable gardens and grassland, ABOUT NINETEEN ACRES. Large Chalet in grounds. Garage, stable and small farmery. STAG AND FOX HUNTING, FISHING. PRICE £3,200.—Inspected and very strongly recommended by the SOLE AGENTS, RIPPON, BOSWELL & Co., Exeter. (5102.)

DEVON (SOUTH; BETWEEN EXETER AND TORQUAY).—DELIGHTFUL OLD-FASHIONED COUNTRY HOUSE, with verandah, occupying a very pretty situation, commanding good views of the Mouth of the Exe and only a mile from main line station; three reception, hall, ante-room, cloakroom, eight bed and dressing rooms, bath; Co.'s gas, good water supply; garage and excellent stabling; lovely old-world garden, with tennis lawn. GOLF, FISHING, BOATING AND HUNTING.—RIPPON, BOSWELL & Co., Exeter. (4791.)

NO REASONABLE OFFER REFUSED.
DEVON (EAST; WITHIN TWO MILES OF THE WELL-KNOWN BUDLEIGH SALTERN GOLF LINKS).—FOR SALE, Lease of charming COUNTRY RESIDENCE, IN LOVELY POSITION, HIGH UP, facing south, with fine views; four reception, eleven bedrooms, two baths; water laid on, main drainage, gas; excellent tennis lawn and prolific garden; good stabling and garage. HUNTING, FISHING, GOLF. 28 years to run. Ground rent £15. Land available. Furniture can be purchased.—RIPPON, BOSWELL & Co., Exeter. (4841.)

DORSET (IN THE BEAUTIFUL LYME REGIS DISTRICT; NEAR STATION).—COMFORTABLE OLD-FASHIONED COUNTRY HOUSE, with modern additions, all in first-class order and fitted every convenience; lounge hall, two reception, six bedrooms, bath; gas, electric light available; stable or garage; pretty secluded garden and productive kitchen and fruit garden, one acre in all. LOVELY SCENERY, HIGH, HEALTHY POSITION. GOLF, SEA FISHING, BOATING, BATHING.—RIPPON, BOSWELL & Co., Exeter. (5085.)

FOR URGENT SALE. IMMEDIATE POSSESSION. ADMIRABLY SUITABLE FOR PIG BREEDING, BEE AND POULTRY FARMING.

DEVON, SOUTH (on the Borders of Dartmoor).—TO BE SOLD, substantially built COUNTRY HOUSE with 42 ACRES, or less, admirably suited as a RESIDENTIAL PLEASURE AND PROFIT FARM, approached by three carriage drives, in proverbially healthy situation, amidst fine sporting and social district, three miles from Tavistock, 1,000ft. altitude, commanding wonderful panoramic views. FREEHOLD, £3,500. OPEN TO OFFER.

EARLY POSSESSION. Colonnade, portico entrance hall, principal staircase, with balcony landing, secondary staircase, three reception, six bed and dressing rooms, fitted bathroom, excellent offices; stabling, garage and outbuildings.—Full particulars of RIPPON, BOSWELL & Co., Surveyors, 8, Queen Street, Exeter.

Telephone:
Grosvenor 1400 (2 lines.)

CURTIS & HENSON

LONDON.

Telegrams:
"Submit, London."

PENSHURST AND SEVENOAKS DISTRICT. 45 MINUTES' RAIL



Garage and chauffeur's rooms, stabling, home farm, chauffeur's house, four cottages. ATTRACTIVE PLEASURE GROUNDS, tennis, croquet, bowling and tea lawns, fine walled kitchen garden, apple plantation, glasshouses, well-timbered park and woodlands; in all

ABOUT 140 ACRES.

NEAR GOLF. HUNTING AND SHOOTING.
If not Sold Privately, will be offered by AUCTION at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Tuesday next at 2.30. Solicitors, Messrs. DRUCES & ATTLEE, 10, Billiter Square, E.C.; Auctioneers, Messrs. CURTIS & HENSON, 5, Mount Street, W. 1.

MORTGAGEE'S SALE.

BRAY

ONE MILE FROM MAIDENHEAD.

With private frontage to one of the most charming reaches of the river.

VERY ATTRACTIVE MODERN RESIDENCE, occupying a very pleasant and retired situation, brick built, rough cast and weather tiled, containing lounge hall, three reception, complete offices, seven bedrooms, bathroom. CO.'S ELECTRIC LIGHT THROUGHOUT. GAS LAID ON. CO.'S WATER. CHARMING WELL-KEPT GARDENS, tennis court, large kitchen and fruit garden; private landing slip to river. GARAGE, SMALL STABLE.

FOR SALE.

A BARGAIN.

Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

HAYWARDS HEATH AND LEWES

Close to delightful old-world village amidst entirely unspoiled surroundings, with fine views towards the South Downs.

CHARMING OLD GEORGIAN HOUSE, partly creeper clad, containing three reception, twelve bedrooms, fitted bathroom, complete domestic offices including servants' hall.

EXCELLENT WATER SUPPLY. TELEPHONE. MODERN DRAINAGE. Stabling and garage, outbuildings. LOVELY MATURED GROUNDS, two tennis courts, full-size croquet lawn, two acres of well-stocked gardens, extensive kitchen garden, field of seven acres; in all about

NINE ACRES.

PRICE £5,000

GOLF. HUNTING. FISHING. SHOOTING.
CURTIS & HENSON, 5, Mount Street, W. 1.

HERTFORDSHIRE HEIGHTS

A REMARKABLY CHOICE RESIDENTIAL AND SPORTING ESTATE of nearly 200 ACRES.

with a PARTICULARLY COMFORTABLE FAMILY HOUSE, well placed on high ground, in a beautifully timbered park, commanding very fine views of delightful rural scenery. There are some nineteen bed and dressing rooms, four bathrooms, four reception rooms, billiard room, large panelled hall, and very complete offices. ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

Garage, stabling and men's rooms.

THE GARDENS AND GROUNDS are exceptionally charming and in perfect condition; tennis and croquet lawns, lily pond, two large lakes affording boating and fishing, two walled kitchen gardens, glasshouses.

HOME FARM.

TEN COTTAGES.

EXCELLENT SHOOTING.

GOOD GOLF.

More land available. For SALE AT A LOW PRICE.—Plan and photos of CURTIS & HENSON, 5, Mount Street, W. 1.

COTTESMORE COUNTRY

A FIRST-CLASS RESIDENTIAL PROPERTY, eminently suitable for rearing blood stock; about 400 ACRES, NEARLY ALL GRASS.

Excellent well-built RESIDENCE, approached by long carriage drive, 400ft. ABOVE SEA LEVEL, facing south and west. Four reception rooms, 20 bedrooms, bathrooms, etc.; ELECTRIC LIGHT, CENTRAL HEATING, EXCELLENT WATER SUPPLY; extensive stabling and men's rooms, stud farm, cottages.

FOR SALE AT A REDUCED PRICE.

ONE OF THE BEST HUNTING CENTRES IN THE COUNTRY.

Plans and particulars of the Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

SUSSEX AND KENT BORDERS

A SHORT DRIVE OF TUNBRIDGE WELLS.

UNUSUALLY ATTRACTIVE MODERN RESIDENCE, the subject of large expenditure, occupying exceptionally fine and bracing position with extensive panoramic views. Long winding avenue drive with two lodges. LOUNGE HALL, THREE RECEPTION, EXCELLENT OFFICES, TWELVE BEDROOMS, BATHROOM, MODEL LAUNDRY; acetylene gas-heating, modern drainage. Co.'s water; stabling and garage (three rooms over), COTTAGE, STUDIO; delightfully wooded pleasure grounds—beautifully matured, but inexpensive to maintain—broad terrace walk, tennis and croquet lawns, fruit and vegetable gardens, lake, woodland and excellent pasture, in all about

30 ACRES.

PRICE £9,000.

CURTIS & HENSON, 5, Mount Street, W. 1.



"NIZELS," HILDENBOROUGH

One mile from main line station with excellent train service.

DIGNIFIED GEORGIAN RESIDENCE, BEAUTIFULLY PLACED IN FINELY TIMBERED PARK, approached by long drive with lodge.

FOUR RECEPTION, FIFTEEN BEDROOMS, TWO BATHROOMS. ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. UNFAILING WATER SUPPLY. MODERN DRAINAGE.



ASHDOWN FOREST

NEAR EAST GRINSTEAD AND FOREST ROW.

LOVELY OLD XVTH CENTURY RESIDENCE, black and white half-timbering, Horsham stone roof, original open fireplaces, oak panelling and many quaint character stics. 300FT. ABOVE SEA LEVEL. DELIGHTFUL VIEWS. Lounge hall, two reception, eight bedrooms, two bathrooms, etc. ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

WATER SUPPLY AND DRAINAGE.

Garage. COTTAGE. Numerous outbuildings.

MATURED PLEASURE GROUNDS. WALLED FRUIT AND KITCHEN GARDEN (a feature), tennis court, orchard, meadow, range of glass, ten-acre wood; in all about 15 ACRES. LOW PRICE.

CURTIS & HENSON, 5, Mount Street, W. 1.

SURREY HILLS

CLOSE TO SHERE AND GOMSHALL.

DELIGHTFUL RESIDENTIAL PROPERTY of over 300 acres. Imposing red-brick House, occupying magnificent position in timbered park 600ft. above sea-level, gravel and sand soil, amidst beautiful scenery, beech avenue approach. Four reception, fifteen bedrooms, two bathrooms; CENTRAL HEATING, HOT WATER SUPPLY; garage, stabling, seven cottages, laundry, home farm; ATTRACTIVE PLEASURE GROUNDS, hard court, Dutch garden, lawn for several tennis courts, squash racquet court, walled kitchen gardens, orchard, pasture, arable and woodland, affording good shooting. FREEHOLD, £15,000. OR WOULD SELL WITH LESS LAND. CURTIS & HENSON, 5, Mount Street, W. 1. NEAR EXCELLENT GOLF.



BUILDING SITES AND PLOTS

BEULAH HILL, UPPER NORWOOD.

Numerous SITES, long frontages, 300ft. up. Fine south views, old trees, all services available. TWELVE-AND-THREE-QUARTER ACRES in sixteen Lots, by AUCTION on July 7th.

SEVENOAKS.

Just outside station on high ground, good views, all services available, excellent FRONTAGES. Some of the finest sites in the locality. By AUCTION locally in July.

CHERTSEY, SURREY.

About 150 acres of excellent LAND within mile of station. Ripe for immediate development. For SALE at very moderate price. By AUCTION in July.

BIDBOROUGH.

NEAR TUNBRIDGE WELLS AND PENSHURST. Several very choice SITES about 350ft. above sea level, all services close, light soil, beautiful views.

CURTIS & HENSON beg to draw attention to above land for development, and invite immediate offers privately. Offices: 5, Mount Street, W. 1.

BETWEEN SEVENOAKS AND TONBRIDGE

"THE CROFT," HILDENBOROUGH.

BIJOU PROPERTY WITH PICTURESQUE MODERN RESIDENCE, occupying a fine position nearly 300FT. ABOVE SEA LEVEL, facing south with wide and varied views; carriage drive; recently decorated throughout.

THREE RECEPTION, FIVE BEDROOMS, TWO FITTED BATHROOMS, ETC.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

Co.'s water, modern drainage. Garage. Small bungalow. INEXPENSIVE GARDENS, great variety of plants and shrubs, well-stocked orchard, lovely wood of seven acres, grassland; in all

18 ACRES.

EASY REACH TWO FIRST-CLASS GOLF COURSES. If not previously SOLD, will be OFFERED BY AUCTION on July 7th, by CURTIS & HENSON, 5, Mount Street, W. 1.

Telephone Nos.
Grosvenor 1553 (3 lines.)

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.,
West Halkin St., Belgrave Sq.,
45, Parliament St.,
Westminster, S.W.

PRELIMINARY ANNOUNCEMENT.

HANTS AND SURREY BORDERS

In a notoriously beautiful spot, 500ft. up, amidst the hills between Churt and Headley; two miles from excellent golf links.



DELIGHTFUL RESIDENTIAL PROPERTY

with fine modern House, commanding gorgeous views, containing lounge hall, three reception rooms, very fine billiards and music room with polished oak floor, excellent offices, ten bedrooms, two bathrooms, etc.; electric light, central heating, excellent water, modern drainage. Delightful gardens with terraces, open-air swimming bath, rose gardens, rock walling, woods and meadows intersected by TROUT-STOCKED LAKES. Stabling, garage, several cottages, mill house, etc.; in all about

59 ACRES.

TO BE SOLD BY PRIVATE TREATY.

If not so Sold, then by AUCTION during the summer.—Particulars and photographs may be had of GEORGE TROLLOPE and SONS, 25, Mount Street, London, W.1.

CREEK END, SHEPPERTON



CHARMING MODERN RIVERSIDE HOUSE AND COTTAGE ADJOINING. Eight bed, dressing, two baths, three reception rooms, servants' hall.

GAS. CENTRAL HEATING.

TELEPHONE.

TWO GARAGES.

PRETTY GARDEN.

ONE ACRE.

TO BE SOLD BY AUCTION,

at the London Auction Mart, on Thursday next, at 2.30 p.m. (unless previously Sold Privately).

Particulars of the Auctioneers, GEORGE TROLLOPE and SONS, 25, Mount Street, W.1, and Messrs. GOODMAN and MANN, 68, Bridge Street, East Molesey and Hampton Court Station.

SUSSEX

IN A DELIGHTFULLY WOODED DISTRICT.



£6,250.

CHARMING OLD-WORLD HOUSE.

containing a wealth of massive oak beams and timbering, open fireplaces and specimen staircase.

On high ground facing south; sandstone subsoil. Seven bed, two baths, square hall, two reception rooms, modern offices.

ELECTRIC LIGHT, RADIATORS.

INDEPENDENT HOT WATER SUPPLY.

Garage. Cottage. Walled gardens, tennis lawn, excellent kitchen gardens, etc., woodland.

20 ACRES IN ALL (with less land if desired). Personally inspected and recommended by GEO. TROLLOPE & SONS, 25, Mount Street, W.1. (C 2686.)

HANTS AND BERKS BORDERS

Adjoining a Common.

"THE RED HOUSE," PAMBER HEATH.

NEAR BASINGSTOKE, HANTS.

Close to the Hamlet of Pamber Heath, one mile from the Village of Tadley, seven miles from Basingstoke, and twelve miles each from Reading and Newbury.



THE BEAUTIFULLY SITUATED FREE-HOLD PROPERTY, approached by drive, and containing outer and inner halls, four reception, two bath, thirteen bed and dressing rooms with usual offices; acetylene gas, excellent water supply, central heating; stabling, four cottages, useful outbuildings; gardens with tennis and other lawns, flower and rose beds, fruit and vegetable ground. With heath, woodlands and a capital paddock, the area is about seventeen-and-a-quarter acres. Hunting, trout fishing, golf all available. TO BE SOLD BY AUCTION, as a whole or in three Lots, at the London Auction Mart, 155, Queen Victoria Street, E.C.4, on Wednesday, July 15th next (unless Sold privately in the meantime).

Illustrated particulars, plan and conditions of Sale may be obtained from Messrs. TRAVERS SMITH, BRAITHWAITE & Co., Solicitors, 4, Throgmorton Avenue, E.C.4, and, with orders to view, of GEORGE TROLLOPE & SONS, 25, Mount Street, W.1.

SMALL PLEASURE FARM.

30 MILES FROM TOWN

£3,400 (KENT, near an old market town).—Roomy HOUSE, with modern conveniences, well away from road.

Five bed, bath, lounge hall, two sitting rooms.

COMPANY'S WATER. GARAGE. BUILDINGS.

SIXTEEN ACRES.

Including large orchard.

Personally inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 2147.)

IN A QUIET BUT CONVENIENT SITUATION.

GUILDFORD

£5,000.

WELL ARRANGED RESIDENCE

on two floors.

Seven bed, bath, three reception rooms, servants' sitting room.

Electric light.

USEFUL OUTBUILDINGS.

PRETTY GARDEN, TENNIS LAWN, ETC.

Personally inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 1793.)

WEST SURREY

Magnificent position. High up. Sandy soil.



LUXURIOUSLY APPOINTED AND FITTED throughout, the Residence contains galleried lounge hall, billiard and four reception rooms, six bedrooms, fifteen bedrooms (several with fitted basins), and ample domestic offices.

ELECTRIC LIGHT, MAIN WATER, CENTRAL HEATING, CONSTANT HOT WATER, TELEPHONE.

Other buildings are: Lodge, garage for four cars, man's rooms over, laundry, two cottages and outbuildings.

VERY BEAUTIFUL GARDENS, sloping to the south, with broad grass terrace, tennis and other lawns, rockery with lily pond, rose garden, pergolas, herbaceous borders, fruit and vegetable garden, tea-house, squash racket court, etc.

With the pastureland the area altogether is nearly

50 ACRES.

For SALE.—Price and full details from the Agents, GEORGE TROLLOPE & SONS, 25, Mount Street, W.1.

By direction of the Trustees of the late C. W. Earle, Esq.
WOODLANDS, COBHAM, SURREY



THE HOUSE AND GARDEN of the late Mrs. Earle, authoress of "POT POURRI FROM A SURREY GARDEN,"

and other well-known gardening books.

Outer, inner and lounge halls, three reception rooms, billiard room, excellent offices, two staircases, twelve bedrooms, bathroom.

COMPANY'S GAS AND WATER LAID ON.

Picturesque farmery, excellent grass orchard and four-roomed cottage; the gardens contain a fine collection of flowering trees and shrubs, tennis court, walled fruit garden, and a nicely timbered paddock; in all nearly

THIRTEEN ACRES.

To be SOLD by AUCTION at the London Auction Mart, E.C.4, on Wednesday next at 2.30 p.m. (unless Sold Privately in the meantime).

Illustrated particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, W.1.

AN UNIQUE AND AN UNUSUAL OPPORTUNITY FOR A GENTLEMAN FARMER.

26 MILES FROM LONDON



Amidst the Kentish Hills, within a short drive of Edenbridge and Sevenoaks.

MODEL FARM, with beautiful old black and white Elizabethan House, 500ft. up, in perfect order. Oak-beamed lounge hall, oak-paneled dining room, morning and drawing rooms, excellent offices, eleven bedrooms, three bathrooms.

Electric light and telephone.

EXQUISITE OLD-WORLD GARDENS.

Garage, stabling, model farmbuildings for pedigree stock and six cottages; first-class pastures, well placed woods; in all about

480 ACRES.

For its size providing quite a good sporting shoot.

Illustrated brochure and particulars may be obtained of the Sole Agents, GEORGE TROLLOPE & SONS, 25, Mount Street, London, W.1.

One of the Lesser Country Houses described in COUNTRY LIFE.

UNIQUE XVTH CENTURY OAK-TIMBERED RESIDENCE



This perfect example of the period, carefully restored, added to, and modernised, contains lounge hall, three reception, bath, seven bedrooms, etc.

THE GARDENS AND GROUNDS, developed with exquisite taste and skill, are about

SEVEN ACRES.

High up, south aspect; picturesque views over a wide area.

ALTOGETHER A FASCINATING PROPERTY UPON WHICH LARGE SUMS OF MONEY HAVE BEEN EXPENDED.

Within daily reach of Town and easy motoring distance of the Royal Ashdown Forest Golf Links.

FOR SALE.

Apply. GEORGE TROLLOPE & SONS, 25, Mount Street, W.1.

Telegrams:
"Wood, Agents (Audley),
London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephones:
Grosvenor 2130
" 2131

BY DIRECTION OF JOHN FISKE WILKES, ESQ.

HERTS, CAMBS AND ESSEX BORDERS

In the finest Shooting District within its radius of London. Audley End (L. & N.E. main line) is four miles.

AS A WHOLE OR IN TWO LOTS.

WITH POSSESSION OF THE HALL AND HOME FARM.

The Home Portion of the Attractive Freehold Residential, Agricultural and Sporting Property

"LOFTS HALL ESTATE,"

NEAR SAFFRON WALDEN.

THE ORIGINAL ELIZABETHAN MANSION

with 116 or 573 ACRES.

ELECTRIC LIGHTING. CENTRAL HEATING. AMPLE WATER.

GOOD DRAINAGE.

DELIGHTFULLY MATURED GARDENS AND GROUNDS.

Stabling. Garages.

Kitchen garden, twelve cottages, three lodges, productive home farm and adjoining lands, thriving oak woodlands of 110 acres; in all about 573 acres.

THE WHOLE ESTATE COMPRISES

4,180 ACRES.

and arrangements could be made for the Purchaser of Lofts Hall to acquire such further portions of the estate as may be required.

To be SOLD by AUCTION (unless previously disposed of) by Messrs.

JOHN D. WOOD & CO., at the Chequers Hotel, Bishops Stortford, on Thursday, June 25th, 1925, at 3 p.m.
Solicitors, Messrs. COLLINS & ADAMS, Saffron Walden. Auctioneers' Offices, 6, Mount Street, Grosvenor Square, London, W. 1. (Telephone: Grosvenor 2130.)



BY DIRECTION OF MRS. H. C. BIBBY.

ASHDOWN FOREST

30 OR 130 ACRES.

Five miles from Forest Row, eight miles from East Grinstead and Haywards Heath.

37 MILES FROM LONDON, NEAR FAMOUS GOLF LINKS.

THE DELIGHTFUL RESIDENTIAL PROPERTY KNOWN AS

"CHELWOOD CORNER," NUTLEY.

occupying a charming position on

SOUTH SLOPE, 460FT. ABOVE SEA,

with grand panoramic views extending to the glorious South Downs.

Thirteen bed and dressing rooms, four bathrooms, panelled lounge, four reception, billiard room and compact offices; electric light, central heating, telephone; stabling, large garage with rooms over; charming terraced gardens and woodlands; two modern cottages.

30 ACRES.

In addition, the excellent mixed farm, 100 acres, including superior farmhouse and good buildings, all in hand, which Messrs.

JOHN D. WOOD & CO. will offer by AUCTION, as a whole or in two Lots, at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, July 22nd, 1925, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. WHITLEY, HUGHES & LUSCOMBE, East Grinstead. Auctioneers' Offices, 6, Mount Street, London, W. 1.



PUCKASTER, UNDERCLIFF, NITON, ISLE OF WIGHT

250FT. ABOVE SEA LEVEL.

COMMANDING WONDERFUL SEA VIEWS.

THIS PICTURESQUE RESIDENCE.

situated four miles from Ventnor, is approached by carriage drive, and contains
Seventeen bed, two bath, hall, five reception rooms, convenient offices; stabling, garage with rooms over, farmery, cottage.

COMPANY'S WATER.

TELEPHONE.

BEAUTIFUL SUB-TROPICAL GROUNDS,

richly timbered and shrubbed; secluded sandy cove, with boat and bathing houses; in all extending to about

33 ACRES.

FOR SALE BY AUCTION BY

JOHN D. WOOD & CO. (unless previously Sold), on
Wednesday, July 22nd, 1925, at 2.30 p.m., at the London
Auction Mart, 155, Queen Victoria Street, London, E.C. 4.

Solicitors, Messrs. BECKINGSALES & NAYLORS, 34, Copthall Avenue,
E.C. 2. Auctioneers' Offices, 6, Mount Street, London, W. 1.



BY DIRECTION OF THE TRUSTEES OF R. H. VENABLES KYRKE, ESQ.,
DECEASED.

SYMOND'S YAT

ROSS-ON-WYE, HEREFORDSHIRE.

THREE MILES SALMON FISHING (LEASED).

Close to Symond's Yat Station, six miles from Ross, five from Monmouth.

THE DELIGHTFULLY SITUATED FREEHOLD PROPERTY,

known as

"THE CHALET,"

standing high on rock commanding grand river and landscape views; contains hall, two sitting, gunroom, four bedrooms, bath (h. and c.), heated linen cupboard, attics, good ground floor well-appointed offices.

PETROL GAS.

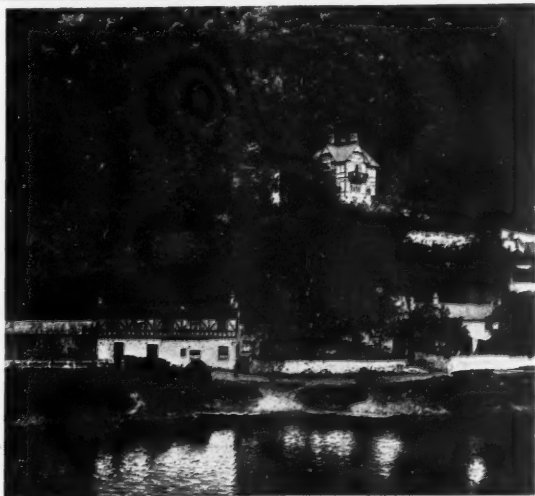
WATER BY GRAVITATION.

DELIGHTFULLY SHADY GROUNDS, with croquet lawn, summerhouse and terraced walks; in all about

FOUR-AND-A-HALF ACRES

(part on Lease), will be offered by AUCTION by Messrs.

ROBERT LOVE & SON and JOHN D. WOOD & CO., acting in conjunction,
at New Inn Hotel, Gloucester, on June 18th, 1925, at 3 p.m., unless previously
Sold.—Solicitors, Messrs. CANNING & KYRKE, Chard. Auctioneers' Offices, Messrs.
JOHN D. WOOD & CO., 6, Mount Street, W. 1; or Messrs. ROBERT LOVE & SONS,
Holyrood Estate Offices, Chard, Somerset.



JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

BY DIRECTION OF W. H. GARDINER, ESQ.

OXON AND BUCKS

(ON THE BORDERS OF.)



THE SOUTH ELEVATION

One mile from Thame Town and Station, three and eight miles respectively from Haddenham and Princes Risborough Stations (G.W. Ry. main line), and fourteen miles from Oxford.

THE SINGULARLY ATTRACTIVE FREEHOLD HISTORICAL AND RESIDENTIAL ESTATE, known as

THAME PARK,

comprising A DIGNIFIED MANSION with an ORIGINAL TUDOR WING of great architectural and archaeological interest, and SURROUNDED BY A FINELY TIMBERED PARK.

The accommodation of the Mansion is as follows: Two halls, beautiful drawing rooms, dining and smoke rooms, fine billiard room and lounge; Abbot's parlour and refectory; 23 bed and dressing rooms, four bathrooms, and complete domestic offices.

ELECTRIC LIGHT and CENTRAL HEATING. COMPANY'S WATER. Garages for six cars, first-class stabling for fourteen horses, and three flats for chauffeur, etc.

PRIVATE CHAPEL.

PARTICULARLY INTERESTING GROUNDS with LAKE of about SEVEN ACRES.

Boat house; pleasure lawns and tennis courts.

WALLED KITCHEN GARDENS with ranges of glasshouses; two double lodge entrances, five cottages and HOME FARM and WELL-STOCKED WOODLANDS, having a total area of nearly

700 ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, on Thursday,

June 25th, 1925, at 2.30 p.m. (unless previously Sold Privately).

Solicitors, Messrs. KIMBERS, WILLIAMS & CO., 79, Lombard Street, E.C. 3.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

BY DIRECTION OF HIS GRACE THE DUKE OF RUTLAND.

YORKSHIRE AND DERBYSHIRE BORDERS

IN THE HEART OF THE PEAK COUNTRY: four hours by express train from London and within convenient reach of Manchester and Liverpool.

TO BE SOLD BY PRIVATE TREATY.

AN IMPORTANT FREEHOLD AGRICULTURAL AND SPORTING ESTATE, known as LONGSHAW LODGE, extending to
13,677 ACRES

INCLUDING SPORTING RIGHTS]
OVER ABOUT 2,227 ACRES.

There is a
WELL-BUILT MANSION
containing
LARGE ENTRANCE HALL,
FOUR RECEPTION ROOMS
BILLIARD ROOM with
CONSERVATORY adjoining,
20 BEDROOMS,
THREE BATHROOMS, and
AMPLE OFFICES.



THE MOOR

INCLUDES SUCH WELL-KNOWN POINTS AS HIGGAR TOR AND CARL'S WARK, WHILST AS MANY AS 4,300 GROUSE HAVE BEEN SHOT ON THE MOORS IN ONE SEASON.

THE WOODLANDS EXTEND TO 463 ACRES AND ARE CAPABLE OF REARING A LARGE HEAD OF GAME. TROUT FISHING.

Full particulars of the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

The House is well arranged
and conveniently planned.

ELECTRIC LIGHT
IS INSTALLED

and the principal rooms
ARE CENTRALLY HEATED.

Stabling and garage accommodation.

DELIGHTFUL
PLEASURE GROUNDS
AND LAKE.

SEVERAL MOORLAND FARMS.
ACCOMMODATION LAND.

COTTAGES. QUARRIES

DERBYSHIRE

Close to Matlock, Bath and Cromford Stations; fifteen miles from Derby, 30 miles from Nottingham, and 43 miles from Manchester.

THE FREEHOLD RESIDENTIAL AND SPORTING PROPERTY,
known as

WILLERSLEY CASTLE.

including
THE HISTORICAL CASTELLATED MANSION, enjoying a full south aspect, and occupying a unique position about 400ft. above sea level, with panoramic views of the River Derwent towards the Dales beyond. The accommodation comprises: Entrance porch, staircase hall, dining room, drawing room, billiard room, library, flower room, small sitting room, seventeen principal bed and dressing rooms, boudoir, three bathrooms, staff bedrooms and ample domestic offices.

ELECTRIC LIGHT.

Stabling for ten horses.

CENTRAL HEATING.

Garage for four cars.

TELEPHONE.

Chauffeur's quarters.

WELL-TIMBERED PLEASURE GROUNDS, comprising three tennis courts, summer house, ornamental lawns and woodland; Home Farm, two lodge entrances, Willersley Cottage Farm.

STONE QUARRY AND A GROUND RENT OF £2 PER ANNUM.

EXCLUSIVE DRY-FLY FISHING IN THE DERWENT for a distance of three miles. The whole extending to about

220 ACRES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xv. and xxvi. to xxix.)

Telephones:

3066 Mayfair (4 lines).

146 Central, Edinburgh.

2716 " Glasgow.

17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

FORMERLY THE SEAT OF THE LATE SIR WILLIAM CRESSWELL GRAY, BART.

THORP PERROW BEDALE.

ONE OF THE MOST ATTRACTIVE RESIDENTIAL AND SPORTING ESTATES IN THE KINGDOM.

FOR SALE BY PRIVATE TREATY.

It is situated in a favourite residential district in the North Riding of Yorkshire, two miles from Bedale Station, nine miles from Northallerton, and eleven miles from Ripon, and extends to about

5,092 ACRES

IN A RING FENCE.

THE STately MANSION, built of stone, stands in a FINELY TIMBERED PARK of 200 ACRES, commands magnificent views over the wooded Valley of Mowbray to the Hambleton Hills, and is fitted with all modern conveniences, upon which a large sum of money has been spent in recent times.

THE ACCOMMODATION

includes outer and inner halls, a suite of six well-proportioned reception rooms beautifully fitted and decorated, billiard room, swimming bath, about 30 bed and dressing rooms, five bathrooms, and ample offices.

The principal bedroom, boudoir, dressing room, and bathroom are arranged en suite.

**ELECTRIC LIGHT
THROUGHOUT.**

CENTRAL HEATING.



THE MANSION.

WELL-ARRANGED STABLING
for over 30 horses.

Garage for eight to ten cars.

Stud groom's house and servants' accommodation.

THE GARDENS AND PLEASURE GROUNDS

are beautifully laid out, and form a striking feature of the Property. Lawns, Italian garden, *en-tout-cas* tennis court, two grass courts.

**FIRST-RATE CRICKET
GROUND WITH PAVILION.**

TWO ORNAMENTAL LAKES OF FIVE ACRES IN EXTENT WITH BOATHOUSE, ETC., HEAD GARDENER'S HOUSE, ELECTRIC LAUNDRY, HOME FARM.

THE ESTATE INCLUDES SIXTEEN GOOD FARMS, NUMEROUS SMALL HOLDINGS, THE VILLAGE OF SNAPE, AND THE HISTORICAL RUINS OF SNAPE CASTLE, AN ANCIENT STONE STRUCTURE OF NORMAN ARCHITECTURE.

The SHOOTING over the Property is exceptionally good; the woods and coverts extend to 475 ACRES. The Estate is situated in the centre of the BEDALE HUNT.

Photographs and plans at offices.—Solicitors, Messrs. TURNBULL & TILLY, West Hartlepool; Resident Agent, O. A. OWEN, Esq., Thorp Perrow Estate Office, Bedale, Yorks.

Sole Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1

BERKSHIRE

ABOUT HALF-A-MILE FROM COOKHAM STATION, AND ABOUT THREE MILES FROM MAIDENHEAD.

THE IMPORTANT RIVERSIDE PROPERTY, LULLEBROOK MANOR

(formerly the home of the late COLONEL F. C. RICARDO), consisting of the RESIDENCE illustrated below, with complete out-offices, stabling, coach-houses and garages; MATURED GARDENS AND PLEASURE GROUNDS with glasshouses, GARDENER'S COTTAGE, wet and dry boathouses, and well-timbered parklands, in which are a cricket pitch and pavilion; the whole extending to an area of about

21 ACRES



The Property has a frontage of nearly 500yds. to an arm of the Thames known as "Loile Brook," on which the Residence practically abuts. The accommodation of the House comprises HALL, FIVE RECEPTION ROOMS, BILLIARD ROOM, about 20 BED AND DRESSING ROOMS all told, FOUR BATHROOMS and ADEQUATE DOMESTIC OFFICES; and, approached by a staircase from the landing stage outside, a large TEAROOM.

ELECTRIC LIGHT FROM OWN PLANT. RADIATOR HEATING. WATER LAID ON.

LEASE TO BE DISPOSED OF
eleven years unexpired; or, at Lessee's option only, terminable at March, 1929.

OR THE FREEHOLD WILL BE SOLD.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.

KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii, v, xiv, and xxvi. to xxix.)

Telephones:
3066 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1.

£6,500 FOR HOUSE AND GROUNDS. WINDSOR & MAIDENHEAD

(between; 35 minutes Paddington: sandy loam soil).—An attractive and exceptionally well-built RESIDENCE.

Halls, 4 reception rooms.
2 bathrooms, 19 bed and dressing rooms.
Telephone, central heating, Co.'s water: stabling, garage.
The GROUNDS ARE A CHARMING FEATURE, tennis and croquet lawns, range of glasshouses, cottage, and meadowland; in all about 10 ACRES. Extra land up to 26 acres with 5 cottages and farmery optional.
TRESIDDER & Co., 37, Albemarle St., W. 1. (11,858.)

8,000 ACRES OF SHOOTING AND 1½ MILES OF FISHING (OPTIONAL). SALOP AND MONTGOMERY

(borders); 2 miles station, 15 Oswestry, 25 Shrewsbury; occupying a magnificent position 1,000 ft. above sea level. An attractive little SPORTING PROPERTY, including a House, containing

Hall, 2 or 3 reception rooms, 2 bathrooms, 8 bedrooms. Hand-basins (h. and c.) in all bedrooms; central heating, excellent water supply, electric light available, modern drainage; garage and cottage; pleasure grounds, and about 40 acres of pasture.

PRICE, FREEHOLD, £3,000. MIGHT BE LET.
TRESIDDER & Co., 37, Albemarle St., W. 1. (9429.)

EXCELLENT HUNTING CENTRE. NORTHANTS

(80 minutes London by express train; 400ft. up).—An attractive HUNTING BOX, containing 4 reception rooms, 2 bathrooms, 12 bedrooms; stabling for 16, cottage, 11 acres, more available.

To be LET. Furnished. Might Sell.
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EAST COAST

(occupying a fine position commanding magnificent views, and close to town and station).—For SALE, an attractive modern RESIDENCE, containing hall, 3 reception and billiard rooms, 8 bedrooms, 2 bathrooms, etc. Co.'s electric light, telephone, central heating, excellent water and drainage. Stabling, cottage, garages, good outbuildings. The grounds are particularly attractive, and include tennis and croquet lawns, shrubberies, kitchen garden, orchard, paddock, etc.; in all about

5½ ACRES.
TRESIDDER & Co., 37, Albemarle St., W. 1. (14,417.)

£2,000 WITH 10 ACRES. NORFOLK

(1 mile station, 11 miles Norwich; situate amidst beautiful surroundings).—A very attractive Freehold RESIDENCE in excellent order and approached by a carriage drive. It contains

Hall, 3 reception rooms, 1 bedroom, bathroom. Stabling, garage; 6-roomed cottage (optional). The grounds include lawn, kitchen garden, orchard and paddock.
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Delightful position, commanding pretty views, including the Wye.
FOR SALE,

A VERY ATTRACTIVE RESIDENCE.

in excellent order, approached by 2 carriage drives. Lounge hall, billiard room, 4 other reception rooms, 3 bathrooms, 14 bed and dressing rooms. Excellent water supply by gravitation. Septic tank drainage.

Acetylene gas.
Modern stabling for 6, garages, farmhouse, 3 cottages. BEAUTIFUL GROUNDS, including tennis and croquet lawns, rose garden, walled kitchen garden with glasshouses, orchards, plantation and rich meadowland; in all about

40 ACRES.
FISHING IN THE WYE.

VALE OF EVESHAM.

WORCS. (½ mile station and market town, 9 miles Worcester; occupying a beautiful position on gravel soil and commanding magnificent views).—An attractive RESIDENTIAL AND AGRICULTURAL ESTATE of

170 ACRES.

The RESIDENCE is approached by a chestnut avenue 300yds. long. Halls, 4 reception rooms, 10 bed and dressing rooms, 2 bathrooms; central heating, telephone, electric light, gas, excellent water supply and drainage; charming pleasure grounds, including tennis lawn, ornamental water, etc.

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The whole Estate is in perfect order and is for Sale with vacant possession, or the Residence would be Sold with less land.

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TO LET, FURNISHED, or PARTIALLY FURNISHED.

RESIDENCE IN PARK.

SUFFOLK (2 hours London, main line; gravel soil; good social district).—Beautiful COUNTRY RESIDENCE, part dating from the XVth century, standing in prettily timbered and undulating park-like lands.

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A very attractive beautifully fitted RESIDENCE, containing lounge hall, 3 reception rooms, bathroom, 6 bedrooms, etc. Electric light, gas, Co.'s water, modern drainage.

Charming grounds, including tennis and other lawns, rose garden, kitchen garden, etc.

PRICE, FREEHOLD, £3,500.
Might be Let Unfurnished or Furnished.
TRESIDDER & Co., 37, Albemarle St., W. 1. (13,674.)

SOUTH CORNWALL (½ mile station; choice position with frontage to Estuary).—For SALE, a well-built and conveniently planned RESIDENCE, in excellent order and approached by carriage drive.

Halls, billiard and 4 other reception rooms, 3 bathrooms, 11 bedrooms. Co.'s gas, central heating, excellent water supply; stabling, garage. Beautiful old grounds in which sub-tropical plants abound, tennis and croquet lawns, boat-house, kitchen garden, paddock, natural woodlands.

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FOR SALE OR TO BE LET, UNFURNISHED.

With 3½ up to 19½ acres.

45 MINUTES LONDON (1 mile station, 10 miles Chelmsford and Brentwood).—A very attractive RESIDENCE, 250ft. up, well back from the road and containing

Hall, 3 reception rooms, 9 bed and dressing rooms, bathroom, etc.

Electric light. Co.'s water. Modern drainage.

Stabling for 5, garage and men's rooms over. Charming gardens, including tennis and other lawns, kitchen garden and grassland.

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TO BE SOLD, WITH TROUT FISHING.

HERTS (30 minutes Town).—The above is a typical example of the charm of the grounds to be obtained with a delightful HOUSE: ten bed, four bath, five reception; hard and grass tennis courts, lake, etc.; two cottages; wonderful and unique grounds. Inspected.

A BRIEF SELECTION OF FURNISHED HOUSES FOR SUMMER, OTHERS ON APPLICATION.

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15 GUINEAS PER WEEK (30 minutes Town).—Thirteen bed, bath, four reception; two tennis courts.

20 GUINEAS PER WEEK.—HIGH BUCKS.—Twelve bed, three bath, four reception; beautiful grounds; garages, etc.

30 GUINEAS PER WEEK (35 minutes Town).—Seventeen bed, three bath, four reception; 100 acres grounds.

35 GUINEAS PER WEEK.—XIVth century HOUSE (45 minutes Town); nineteen bed, four bath, seven reception; 300 acres.

KENT (daily distance of 60 miles).—23 bed, seven bath, six reception; 65 guineas weekly.

THAMES (half-a-mile distant, on high ground).—Fine old RESIDENCE in park; seventeen bed, five baths; 50 guineas weekly.



THIS FINE OLD GEORGIAN MANOR HOUSE and 28 acres.—COURT LODGE, West Farleigh, Kent, to be SOLD at a low reserve by AUCTION at the Royal Star Hotel, Maidstone, on Thursday next, June 11th, at 3.15 p.m., by PERKS & LANNING, Auctioneers, as above.

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SOMERSETSHIRE (one-and-a-half miles from Yatton Station; twelve miles from Bristol).—A delightful modern RESIDENCE, commanding magnificent views over the Mendips, Hutton, Brean Down, and Steep Holmes.



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THIS OLD-FASHIONED RESIDENCE recently restored, contains four reception rooms, eight bedrooms, bathroom, and good offices.

CHARMING GARDEN with Tennis and other lawns, herbaceous borders, orchard and kitchen garden. WITH PASTURE AND MOORLAND; in all about

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ATTRACTIVE GROUNDS

with tennis lawn, two orchards, two kitchen gardens, shrubbery, rookery, etc. **WELL-TIMBERED PASTURELAND**, intersected by a stream with trout pool; in all about

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Farmbuildings. Bailiff's house. Four cottages. Stabling. Garage, etc.

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CONVENIENT FOR MAIN LINE STATION.

CHARMING RESIDENCE OF CHARACTER, with the accommodation on two floors, and containing entrance hall, three reception, lounge or billiard room, eight bedrooms, and three bathrooms.

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CHARMING GARDENS, well timbered, and including tennis lawn, rock garden, shrubbery, kitchen garden, etc.; in all about

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Two cottages, garage, and stabling.

EXCEPTIONALLY WELL LAID-OUT PLEASURE GROUNDS, with tennis court, large lawns, rose garden, herbaceous borders, partly walled kitchen garden, paddock, greenhouse; in all about

EIGHT ACRES.

HUNTING, TROUT FISHING, AND GOLF IN THE NEIGHBOURHOOD.

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FRESH ON THE MARKET. IMMEDIATE INSPECTION ADVISED.

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(NEAR). IN A FAVOURITE PART. Splendid House. Fine open position. Modern conveniences.

LOW PRICE.

VERY ATTRACTIVE FREEHOLD GEORGIAN RESIDENCE, occupying a delightful situation close to the coast and within easy reach of station, shops, post office, etc.; lounge hall, three reception rooms, ten bed and dressing rooms, two bathrooms, and offices.

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Secondary residence, cottage, garage, farmery and outbuildings; matured pleasure grounds, including tennis and other lawns, herbaceous borders, ornamental trees and shrubs, productive kitchen garden with glasshouses, valuable orchards and fertile arable land; in all ABOUT 22 ACRES.

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40 ACRES. CHARMING HOUSE.

UNDER TEN MILES SOUTH

UNEXPECTEDLY FOR SALE.

EXCEEDINGLY DELIGHTFUL AND FINELY APPOINTED RESIDENCE; beautiful order, well arranged and labour saving; easy motor run of Town, yet enjoying all the advantages of a Country Residence, close to three stations for City and West End, near well-known scholastic establishments and excellent golf courses; in a glorious position in Outer London. Very attractive Freehold RESIDENTIAL PROPERTY, on two floors only; entrance and panelled lounge, three reception rooms, billiard room, winter garden, ten bed and dressing rooms, three bathrooms, and ground floor offices; electric light, central heating, telephone; beautifully laid-out grounds in a perfect state of cultivation, most profusely stocked with flowering shrubs and trees; tennis and croquet lawns, ornamental trees, fruit and kitchen garden, vinery and fine range of glass; lodge, gardener's house, garage, living rooms, farmbuildings.

TOTAL EXTENT ABOUT 40 ACRES.

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THE VERY FINE MODERN HOUSE, of Elizabethan character, stands within a finely timbered park, and is surrounded by old pleasure grounds of singular charm.

22 bedrooms, three bathrooms, fine suite of reception rooms with oak panelling.

IN SPLENDID ORDER,
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THE ESTATE WILL BE SOLD WITH OR WITHOUT THE
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AMIDST SURROUNDINGS OF GREAT CHARM.

A GEM OF THE ELIZABETHAN PERIOD.

A unique opportunity occurs of purchasing one of the most beautiful of the smaller places in Sussex. The House is in most perfect order and wonderfully appointed, containing superb panelling, massive oak beams, and many characteristic features.

Thirteen bedrooms, four splendid bathrooms, lounge hall, three panelled reception rooms, and loggia.

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GARAGES, MODEL FARMERY, FOUR CAPITAL COTTAGES WITH BATHROOMS AND ELECTRIC LIGHT.

LOVELY OLD GARDENS

with tennis and other lawns, stone paved walks and terrace, Italian garden with beautiful old red brick walls, ornamental water, splendid kitchen garden, meadow-land, etc.; about

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400ft. above sea level, with panoramic views for 20 miles.

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CHEAP SMALL FREEHOLD ESTATE.

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ELEVEN OR TWELVE
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FOUR BATHROOMS,
FOUR FINE RECEPTION
ROOMS.
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COMPANY'S WATER.

INDEPENDENT HOT
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Three cottages, farmery, garage, stabling, etc.

BEAUTIFUL TERRACED GROUNDS AND LAWNS,
splendid old kitchen garden (walled), orchard and rich
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COMPANY'S WATER.
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TELEPHONE.
ENTRANCE LODGE AND DRIVE.
HEATED GARAGES.
STABLING FOR FOUR HORSES.

Well matured and grandly timbered pleasure gardens with paddocks and woodland; in all about

SIXTEEN ACRES.

Or the House with about seven-and-three-quarter acres would be Sold separately. VACANT POSSESSION ON COMPLETION OF PURCHASE.

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Under half-an-hour's run from KING'S CROSS.

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It stands in a magnificently timbered park of about

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THREE-QUARTERS OF A MILE OF PRIVATE TROUT
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with accommodation on two floors only, containing
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bathroom. ELECTRIC LIGHT. Excellent stabling for five
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WELL-TIMBERED GROUNDS, with two tennis courts,
walled kitchen garden, orchard, paddock; extending in all
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21 ACRES.

LOW PRICE FOR QUICK SALE.

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With magnificent views over the Cotswolds and situate
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HOUSE, with lounge hall, oak-beamed reception
rooms, eight bed and dressing rooms, bathrooms.
The delightful gardens include tennis court, walled
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SEVEN ACRES (More land available).

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TUNBRIDGE WELLS.—A STONE-
BUILT MANSION, with finely timbered
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being the last important area of undeveloped
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tary of the Test, about one mile north of Romsey; seven
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electric light, main water; garage for three cars, stabling;
two cottages. Everything in very good order. The
garden is a very great feature, and though small it is
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a fast-running stream flows through the lawns, and there
are a number of very fine old trees; the boundaries are
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Californian poppy flourishes and forms a boundary of the
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herbaceous border on either side, runs the length of the
kitchen garden, and beyond is a hard and also a grass
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For SALE, a fine old Georgian RESIDENCE standing
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gardens, orchard and meadowland; in all about 26 acres.
Never-failing water supply by gravitation; modern sanitation.
Price £6,500.—Full particulars of BRUTON, KNOWLES
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lawn, tennis lawn, rose garden, etc., walled kitchen garden,
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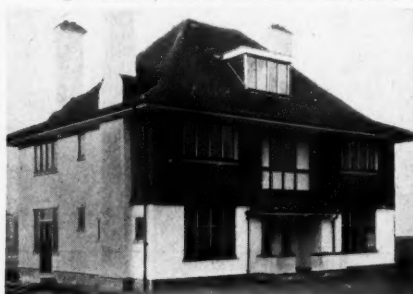
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Few minutes from London Road Station; near golf clubs,
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and bathrooms) and radiators; butler's pantry, larder,
etc.; six bed and dressing rooms (four fitted with hang-
ing wardrobes); electric light and power, gas, Co.'s
water, main drainage; garden 100ft. by 280ft. More land
can be had. Ample room for garage.—Highly recom-
mended by PRICKETT & ELLIS, as above.



BARTON-ON-SEA (near Bournemouth; on border
of New Forest, and within ten minutes' walk of sea
(overlooking Solent and the Needles), and within 100yds.
of Christchurch and Lymington main road, with good motor
bus service from Bournemouth to Southampton).—Newly
built modern RESIDENCE, with two living rooms and
three bedrooms having south aspect, containing in all large
square hall, dining and drawing rooms, kitchen (with modern
range), scullery, domestic offices, four bedrooms, bath, two
w.c.'s; wired throughout for electric light, and gas; with
a quarter of an acre of level ground and room at side for
garage. £1,650, Freehold.—Apply "A 6825," c/o COUNTRY
LIFE Offices, 20, Tavistock Street, Covent Garden, W.C.2.

Telephones:
Regent 6773 and 6774.

F. L. MERCER & CO.

7, SACKVILLE STREET, PICCADILLY, W.1.
ESTABLISHED NEARLY HALF A CENTURY.

Telegrams:
"Merceral, London."



MORTGAGEE'S SALE.

BERKSHIRE

BETWEEN WOKINGHAM AND WINDSOR; WITHIN 27 MILES OF LONDON.

A CAPITAL SMALL DAIRY AND PIG FARM OF 40 ACRES,

known as
"WHITELOCKS," WARFIELD.

NEAR BRACKNELL.

Carrying a nice old House; three reception rooms, five bedrooms, two attic bedrooms, bathroom.

COMPANY'S WATER LAID ON.

SPLENDID RANGE OF BUILDINGS, ALL WELL DRAINED AND

SUBSTANTIALLY BUILT.

GOOD HUNTING WITH THREE OR FOUR PACKS.

FOR SALE PRIVATELY, AT A LOW PRICE, OR BY AUCTION IN JUNE.

F. L. MERCER & Co., 7, Sackville Street, W. 1. Regent 6773.

ROSS-ON-WYE, HEREFORD

Within easy reach of first-class trout and salmon fishing.
MAGNIFICENT POSITION. 500FT. ABOVE SEA LEVEL.
EMBRACING EXCEPTIONAL VIEWS.



A REMARKABLY FINE PROPERTY, comprising a handsome medium sized stone-built Residence, in perfect order; three reception rooms, billiard room, nine bedrooms, bathroom, very good domestic offices.

TELEPHONE. SPLENDID WATER SUPPLY. MODERN DRAINAGE.

Stabling. Garage. Farmery.

TWO SUPERIOR COTTAGES.

Particularly attractive grounds, well timbered. Tennis and other lawns, beautiful old-world flower garden; orchard and pasture.

20 ACRES. FREEHOLD, 5,000 GNS.

HUNTERCOMBE GOLF LINKS (FIVE MILES).

BERKS AND OXON BORDERS

On the fringe of an old-world village of thatched cottages.
50 MINUTES FROM PADDDINGTON.



"A CHARMING OLD-WORLD PROPERTY."

AN ATTRACTIVE AND INTERESTING RESIDENCE, in perfect order, completely modernised.

Lounge hall 29ft. by 16ft.
Library or music room,
21ft. by 20ft. with galleries.
Two other reception rooms.

Seven bedrooms.
Two bathrooms.
Excellent domestic offices.
Maids' sitting room.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

Garage with rooms over. Range of glass.

DELIGHTFUL OLD WALLED-IN GARDEN.

Crazy-paved walks, lily pool, tennis lawn, kitchen and fruit gardens.

ABOUT FOUR-AND-A-HALF ACRES.

FREEHOLD, £3,750.



BETWEEN DORKING AND HORSHAM

A CHARMING OLD-TIME RESIDENCE.

On high ground with a magnificent view.
IN FAULTLESS CONDITION—CAREFULLY RESTORED

at great cost for permanent occupation of owner, who is now obliged to reside permanently in London.

Hall, charming drawing room and dining room of good size and height, excellent offices, four bedrooms (three maids' rooms in bungalow), good bathroom.

FINE OLD OAK-BEAMED WALLS AND CEILINGS, OPEN FIREPLACES.

Company's water, constant hot water, telephone, good sanitation. Large garage. Pretty loggia, gardens and young orchard. Valuable pasture (with some woodland), extending to

30 ACRES.

FREEHOLD ONLY £3,500.

(Up to 70 ACRES of land adjoining if desired).

AN OUTSTANDING BARGAIN.



TYPICAL BUCKS SCENERY

BEAUTIFUL, SECLUDED AND SHELTERED SITUATION, 500FT. UP.
25 MILES CITY, MARYLEBONE AND BAKER STREET.

TO GARDEN LOVERS.

A MOST CHARMING PROPERTY, comprising a well-built Residence in perfect order; three reception rooms, six bed and dressing rooms, bathroom, all modern conveniences. Electric light, gas, main water; garage; main drainage.

EXQUISITE GROUNDS

(Inexpensive to keep up), tennis and other lawns, Dutch garden with paved walks, rose pergolas, kitchen garden, orchard and large paddock. Magnificent timbering

SIX-AND-A-HALF ACRES.

FREEHOLD for SALE at much less than cost to present owner.

BUCKS

A VERY SPECIAL OFFER.

Stoke Poges Golf Links within a quarter of a mile.

ENTIRELY SECLUDED. DELIGHTFULLY RURAL.

ONLY 25 MINUTES FROM LONDON.

A CHARMING COUNTRY RETREAT, comprising a matured Residence, reached by a long drive, and containing two cheerful reception rooms, excellent offices, seven bedrooms, bathroom, etc. Company's water, electric light available. Also garage.

SOUTH ASPECT. GRAVEL SOIL. HIGH ALTITUDE. LOVELY VIEWS.

Exceptionally pretty and secluded gardens, with some magnificent trees, lawns, etc., about one-and-a-half acres. An orchard may also be rented.

FREEHOLD, ONLY £2,750.

Very strongly recommended from inspection by the Agents, Messrs. F. L. MERCER and Co., 7, Sackville Street, W. 1. Tel.: Regent 6773.

3,000 GUINEAS FREEHOLD.

POTTERS BAR, HERTS

FOURTEEN MILES LONDON, ONE MILE STATION. 'MIDST BEAUTIFUL COUNTRY. 500FT. UP ON GRAVEL SOIL.

SMALL GEORGIAN RESIDENCE. Three reception rooms, winter garden, five bedrooms, bathroom; main water and drainage, gas, electric light available, telephone.

DELIGHTFUL GARDENS, WELL-TIMBERED PADDOCK, in all TWO ACRES.

MUST BE SOLD.

Owner having purchased a larger house close by.

TWO GOLF LINKS WITHIN A MILE.

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BOURNEMOUTH:

JOHN FOX, F.A.I.
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WILLIAM FOX, F.S.I., F.A.I.



IN THE HEART OF THE NEW FOREST
TO BE SOLD, this comfortable old-fashioned COUNTRY RESIDENCE, containing the following well-arranged accommodation: Ten principal bed and dressing rooms, ample servants' rooms, bathroom, four reception rooms, complete domestic offices; Company's water, main drainage; stabling, garage; beautiful pleasure gardens and grounds, including walled kitchen garden, two tennis courts, paddock, etc.; the whole comprising about **NINE ACRES**.

PRICE £8,000, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.

**ON THE COTSWOLDS.**

About 550ft. up. Three miles from Stroud.
TO BE SOLD, this interesting stone-built Georgian RESIDENCE, in excellent repair throughout and commanding magnificent views. Twelve bedrooms, three bathrooms, four reception rooms, kitchen and complete offices; central heating, acetylene gas, telephone; entrance lodge, three cottages, stabling, garage, outbuildings. The grounds are picturesque and well-timbered and include tennis and croquet lawns, kitchen garden, coppices and grassland; the whole extending to about **41 ACRES**.

PRICE £8,000, FREEHOLD.
Or would sell with less land if desired.—FOX & SONS, Land Agents, Bournemouth.



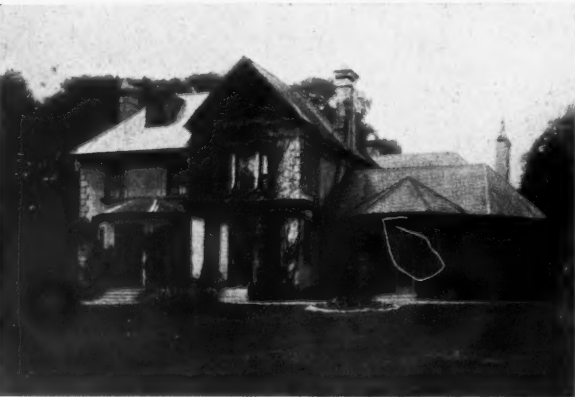
SOUTH HAMPSHIRE (between Bournemouth and Highcliffe).—**TO BE SOLD**, a highly attractive modern Freehold RESIDENCE of pleasing elevation, and possessing all modern conveniences; eleven bedrooms, bathroom, three reception rooms, kitchen and offices; Company's gas and water, main drainage; outbuildings; charming matured gardens and grounds extending to river of about **NINE-AND-THREE-QUARTER ACRES**.

PRICE £6,500, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.

ON THE BORDERS OF THE NEW FOREST.

Half-a-mile from Sway Station on the Southern Railway main line.



FOX & SONS, Land Agents, Bournemouth.

FOX & SONS

LAND AGENTS, BOURNEMOUTH.

NEAR BOURNEMOUTH.

Occupying a choice position. Commanding extensive views over Poole Harbour and the English Channel.



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Auctioneers, Messrs. FOX & SONS, Bournemouth and Southampton.

SOUTHAMPTON:

ANTHONY B. FOX, P.A.S.I.
Telegrams:
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FOX & SONS are favoured with instructions to offer for SALE by AUCTION, at the Havergal Hall, Bournemouth, on Wednesday, July 1st, 1924 (unless previously Sold Privately) the delightful RESIDENTIAL PROPERTY

"GRAY RIGG,"
LILLIPUT, DORSET.

Fourteen bed and dressing rooms, two bathrooms, three reception rooms, billiard room, lounge hall, kitchen, and complete offices. STABLES, GARAGE, THREE COTTAGES. Electric light, Company's gas and water. CHARMING PLEASURE GARDENS and GROUNDS; the whole extending to over

SEVEN-AND-A-HALF ACRES.

The greater portion of which is Freehold. GOLF, YACHTING, BATHING.

**ON THE BORDERS OF SOMERSET AND DORSET**

Two miles from Crewkerne.

TO BE SOLD, this choice and compact Freehold RESIDENTIAL PROPERTY, situate in the midst of delightful country about 350ft. above sea-level. The comfortable stone-built residence contains six principal bed and dressing rooms, servants' bedrooms, bathroom, three reception rooms, ample offices; electric light, telephone, main drainage; stabling for four, garage, three cottages; beautifully arranged and well-timbered grounds, including tennis lawn, kitchen garden, orchard and valuable pastureland; the whole extending to about

50 ACRES.

HUNTING. GOLF.

PRICE £6,000, FREEHOLD.

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**HAMPSHIRE.**

One hour from Waterloo by express train service.

TO BE SOLD, this attractive modern well-arranged RESIDENCE, in good repair throughout. Accommodation: Six bedrooms, bathroom, four reception rooms, kitchen and offices; Company's water; stabling and coach-house; small lawn and kitchen garden. Price £2,500, Freehold.

FOX & SONS, Land Agents, Bournemouth.

**DORSET.**

In the delightful village of Charnmouth.
TO BE SOLD, this interesting old-fashioned COUNTRY RESIDENCE, with oak beams and panelling and in good repair throughout; five bedrooms, bathroom, two reception rooms, large hall, kitchen and offices; Company's water, main drainage; garage; billiard room; good vegetable, fruit and flower gardens, rockery; the whole extending to about

THREE-QUARTERS OF AN ACRE.

PRICE £1,800, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.



WIMBORNE MINSTER (Dorset; one mile from Wimborne railway station and town, eight miles from Bournemouth).—Comfortable old-fashioned COUNTRY RESIDENCE, standing well back from the road with delightful views of the surrounding open country; eight bedrooms, dressing room, bathroom, two reception rooms, entrance hall, good domestic offices; Company's water, stabling, garage. The well-kept gardens include tennis lawn, productive walled kitchen garden, etc.; the whole extending to about **ONE ACRE**.

PRICE £2,200, FREEHOLD

(OR NEAR OFFER).

FOX & SONS, Land Agents, Bournemouth.

**DORSET.**

In the Portman and Blackmore Vale Hunts, occupying a delightful position on the outskirts of a market town; seventeen miles from Bournemouth.

TO BE SOLD, a comfortable modern Freehold RESIDENCE of distinctive character, on high elevation, and enjoying magnificent views; eight bedrooms, bathroom, two reception rooms, billiard room, and domestic offices; garage, three cottages, stabling, outbuildings; Company's gas and water, excellent drainage; beautifully disposed gardens, including rose garden, herbaceous borders, tennis lawn, three paddocks, and productive kitchen garden; in all about **SIX ACRES**.

PRICE £6,250, FREEHOLD.

Further particulars of the Agents, FOX & SONS, 44-50, Old Christchurch Road, Bournemouth.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone : Grosvenor 1671.
Estate Agents and Surveyors.

DIBBLIN & SMITH

(T. H. & J. A. STORY.)

106, MOUNT STREET,
LONDON, W. 1.

NEAR TUNBRIDGE WELLS



MAGNIFICENT SITUATION.
Due south aspect.
350ft. up. Sand and rock soil.

BEAUTIFULLY APPOINTED
MODERN RESIDENCE
in perfect order.

Eleven bed,
Lounge hall,
Three bath,
Three reception.

ELECTRIC LIGHT.
CENTRAL HEATING.
COMPANY'S WATER.
MAIN DRAINAGE.

Garage. Chauffeur's flat. Stabling.



CHARMING INEXPENSIVE GARDENS.

TWO TENNIS COURTS. ORCHARD. DELIGHTFUL ORNAMENTAL LAKE. FARMERY. PICTURESQUE OLD BLACK AND WHITE COTTAGE. TWO OTHER COTTAGES.

SIX WELL-WATERED FIELDS AND ABOUT EIGHT ACRES OF VIRGIN WOODLAND; in all

ABOUT 40 ACRES.

FOR SALE PRIVATELY OR BY AUCTION, AS A WHOLE OR IN FOUR LOTS, BY DIBBLIN & SMITH, at the London Auction Mart, on Tuesday, June 23rd, 1925.

Particulars, Plan and Conditions of Sale of the Auctioneers at their offices, as above.



FAVOURITE SUSSEX COAST

High and healthy situation near historic old town.
BEAUTIFUL EXTENSIVE VIEWS.

SUMPTUOUSLY APPOINTED
QUEEN ANNE PERIOD HOUSE.

Lounge, four reception, twelve beds, three baths.

Electric light, central heating.

OAK PANELLING. PARQUET FLOORS.

GARAGE. STABLING.
COTTAGE.

OLD-WORLD GARDENS

of unusual beauty, walled in, flagged terraces, rose and rock gardens, hard and grass tennis courts, etc.

FOR SALE, FREEHOLD.

Strongly recommended by DIBBLIN & SMITH, as above.



OLD-WORLD HOUSE OF GREAT CHARM.



Occupying a magnificent position overlooking a really beautiful bay on the Devon-Dorset coast.

Hall, two very large reception, seven bedrooms, bath-room.

ELECTRIC LIGHT. SANDY SOIL.

Garage, stabling; delightful well-timbered grounds.

SEVEN ACRES.

FOR SALE, FREEHOLD.

Personally recommended by the Sole Agents, DIBBLIN and SMITH, as above.

SUSSEX-SURREY BORDERS

Excellent train service.



BEAUTIFUL

OLD XVIITH CENTURY RESIDENCE
in this favourite part of the country.

Lounge, billiard (or ballroom), three reception, nine bedrooms, three bathrooms.

ELECTRIC LIGHT. TELEPHONE.
CENTRAL HEATING.

Large garage. Farmbuildings.

40 ACRES.

FOR SALE, FREEHOLD.

Owner's Agents, DIBBLIN & SMITH, as above.

SURREY HILLS UNSPOILT COUNTRY.



Magnificent views. High up.

BUILT REGARDLESS OF COST.

Hall, three reception, ten beds, three baths; electric light, central heating.

THREE-AND-A-HALF ACRES
OR MORE.

For SALE, Freehold, at a FRACTION OF THE COST.

Apply DIBBLIN & SMITH, 106, Mount Street, W. 1.

Telephone: Regent 7500.
Telegrams:
"Solent, Plooy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii. and xxv.)

Branches: { Wimbledon
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Hampstead
Phone 2727



NEAR LINGFIELD, SURREY

Beautiful country between EAST GRINSTEAD and ASHDOWN FOREST, 320ft. up, rural surroundings, sandy soil; close to golf course and meet of hounds.

"WAYSIDE," DORMANSLAND.

DELIGHTFUL RESIDENCE in cottage style of architecture, containing billiard hall, three reception rooms, two staircases, six bedrooms, dressing and workrooms, ample offices: power house, garage; heated glasshouses.

VERY PRETTY GARDENS with tennis lawns, kitchen garden, etc., of about

ONE-AND-A-HALF ACRES.

COMPANY'S WATER. OWN ELECTRIC LIGHT. TELEPHONE.

MAIN DRAINAGE.

VACANT POSSESSION.

To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, June 23rd, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. THOMAS WHITE & PARK, S.S.G., Union Bank Chambers, George Street, Edinburgh; and Messrs. CROSSMAN, BLACK & CO., 16, Theobald's Road, Gray's Inn, London, W.C. 1.

Particulars from the Auctioneers,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



RENT, UNFURNISHED, £230 PER ANNUM.

SOMERSETSHIRE

Golf links one mile, three hours of Town, one-and-a-half miles station, half-a-mile from church.

THIS FINE OLD-FASHIONED RESIDENCE, beautifully placed in charming grounds. Carriage drive 600 yards in length, south aspect, 300ft. above sea level. Spacious reception rooms, twelve bed and dressing rooms, two bathrooms, billiard room, complete offices, servants' hall. Electric light throughout.

STABLING FOR SEVEN.

GARAGE.

CHARMING OLD PLEASURE GROUNDS beautifully timbered, specimen yew hedges, flower and kitchen gardens, extensive lawns, meadowland; in all about

34 ACRES.

Further details and other photos of
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (W 24,296.)



A.D. 1606.

WILTS AND SOMERSET BORDER

In convenient proximity to a fine old town of great interest and in an unusually good social centre, yet lying compactly off the beaten track amidst perfect rural surroundings, about 220ft. up, and enjoying a very pretty and extensive view.

THE FINE OLD GABLED STONE-BUILT HOUSE, the subject of a large and judicious expenditure; contains FIFTEEN BED AND DRESSING ROOMS, THREE BATHROOMS, THREE RECEPTION ROOMS AND FINE LOUNGE, ETC.

Stabling. Garage. Farmery. Five cottages. OLD-WORLD PLEASURES OF INFINITE CHARM and encircled by park-like pastures; the whole over

40 ACRES.

Strongly recommended from personal inspection by the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



SUSSEX

In a beautiful part of the county, close to Brighton and Haywards Heath. One mile from old-world village. Panoramic views.

"COOMBEWOOD," DITCHLING.

A RURAL FREEHOLD COUNTRY RESIDENCE, 320ft. above sea level, approached by drive, and containing on two floors seven principal and a servants' bedroom, two bathrooms, two staircases, lounge hall with oak dado, oak panelled dining room and two other reception rooms, loggia and offices.

Cottage, garage, chauffeur's rooms, engine house; company's water, electric light. LOVELY DUTCH AND OTHER PLEASURES, kitchen and fruit gardens, woody dell of great charm; in all over FOUR ACRES.

Up-to-date fireplaces.

Telephone.

Good repair.

VACANT POSSESSION.—To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, July 7th, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. DICKSON, BARKER & DINGLE, Bank Chambers, Bedford Street, Sunderland. Particulars from the Auctioneers,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



WATERLOO 35 MINUTES

In a pretty and very convenient spot and set in a delightful matured old garden of over

ONE ACRE.

A CHARMING HOUSE, containing on two floors drawing room (28ft. by 16ft.), dining and morning rooms, five bedrooms one 28ft. by 10ft., with lavatory basin, (h. and c.), bathroom.

GARAGE.

TENNIS LAWN.

LOW PRICE FOR QUICK SALE.

Inspected and recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (M 34,040.)



IN THE HEART OF THE COTSWOLDS

STRONGLY RECOMMENDED FROM INSPECTION.

£4,000.—For SALE, a delightful old stone-built Cotswold HOUSE, close to charming village in a splendid social and hunting centre and three miles from noted links. Well appointed and in first-rate order, the House contains

SEVEN OR EIGHT BED, TWO BATH AND FOUR RECEPTION ROOMS, FIRST-RATE OFFICES, ETC.

ELECTRIC LIGHT.

WATER BY GRAVITATION.

Two excellent cottages.

CENTRAL HEATING.

Farmery.

Very pretty old grounds and useful paddocks; in all over

SEVEN ACRES.

INTERSECTED BY TROUT STREAM.

Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (W 30,237A.)

Offices: 20, ST. JAMES' SQUARE, S.W. 1.

Telephone: Regent 7500.

Telegrams:
"Selanlet, Plooy, London."

HAMPTON & SONS

(For continuation of advertisements see pages vi., viii. and xxiv.)

Branches: { Wimbledon
Phone 80
Hampstead
Phone 2727GLORIOUS VIEWS OF THE CHILTERN.
HUNTING WITH THREE PACKS.

BUCKS

IN A TYPICAL RURAL SETTING, yet very accessible, an old-world RESIDENCE of exceptional charm. DRAWING ROOM 33ft. by 16ft., DINING ROOM 22ft. by 14ft., MORNING ROOM, ELEVEN BED AND DRESSING ROOMS, TWO BATHROOMS.

Electric light and modern conveniences.

GARAGE. STABLING. TWO COTTAGES.
26 ACRES.

MODERATE PRICE FOR FREEHOLD, OR MIGHT BE LET, UNFURNISHED.

Inspected and recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 31,037.)

VERY MODERATE TERMS.

SUSSEX

NEAR UCKFIELD.

350FT. ABOVE SEA LEVEL. WITH GLORIOUS VIEWS.
FOR SALE, very charming modern RESIDENCE, well built and occupying pleasant situation. LOUNGE HALL, TWO RECEPTION, EIGHT BEDROOMS, BATH.

ELECTRIC LIGHT. SEPTIC TANK DRAINAGE.

FOUR ACRES

of extremely picturesque grounds with tennis and croquet lawns, pergola, kitchen garden, orchard and paddock. GARAGE.

ALL IN FIRST-CLASS ORDER.

Apply
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (C 33,106.)IN THE BEAUTIFUL NEW FOREST DISTRICT.
A GOING CONCERN. NETT PROFIT NEARLY £400.

HANTS

One mile from a station and amidst most charming country. FOR SALE, with the furniture and goodwill, capital FREEHOLD POULTRY FARM and delightful OLD COTTAGE (dating 1711, full of old oak, and recently modernised). Two reception rooms, three bedrooms, bathroom, numerous outbuildings, stable, barn, incubator house, etc. About

FOUR ACRES.

with poultry runs and breeding pens, up-to-date poultry houses with pedigree birds.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.
(X 38,237.)

HERTS

On the outskirts of the quaint old-world village of Harpenden, over 400ft. up. Gravel soil. Outlook over open country.

"THE GATE HOUSE."

a compact FREEHOLD COUNTRY RESIDENCE, containing hall, two reception rooms, six bedrooms, bathroom, and convenient offices.

GARAGE AND OUTBUILDINGS.
COMPANY'S GAS AND WATER, ELECTRIC LIGHT AVAILABLE.

Sunnily disposed gardens, kitchen garden, excellent tennis lawn, orchard; in all nearly ONE ACRE.

VACANT POSSESSION.

To be SOLD by AUCTION at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1., on Tuesday, July 7th (unless previously sold).

Solicitors, Messrs. LINGARDS, BROWNE & MYATT, 4, New London Street, Hart Street, E.C. 3.—Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

SURREY

Rural position only twelve miles from town with unrivalled means of transport. Close to stations, bus routes, shops, golf courses, polo and lawn tennis grounds.

"HATHERLEIGH."

CHEAM COMMON. WORCESTER PARK.

Old-fashioned Freehold RESIDENCE, up-to-date fittings, and accommodation practically on two floors. Drive approach, and containing hall, two or more reception rooms, conservatory, six beds and a dressing room, bath, ample offices. CHAUFFEUR'S ACCOMMODATION.

STABLING. Vinery. GARAGE.

LOVELY AND WELL-WOODED GARDENS OF OVER

ONE-AND-A-HALF ACRES.

To be SOLD by AUCTION at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1. on Tuesday July 7th, at 2.30 p.m. (unless previously sold).—Solicitors, Messrs. AMERY PARKES & Co., Effingham House, Arundel Street, W.C. 2. Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

NEW FOREST

ON THE BEAULIEU ABBEY ESTATE.

FOR SALE, A UNIQUE, CHARMING, SMALL, OLD-FASHIONED RESIDENCE in the cottage style, with leaded lights and casement windows; gloriously placed in the Hartford Woods amidst seclusion and unrestricted freedom. Lounge dining hall, charming drawing room, smoking room, six bedrooms, dressing room, bath (h. and c.), excellent offices.

ELECTRIC LIGHT THROUGHOUT.

Garage, picturesque modern cottage; gravel soil; many useful outbuildings. Pretty garden with tennis and other lawns, orchard, kitchen garden, meadow and woodland; in all about

FIVE ACRES.

A TROUT POOL AFFORDS EXCELLENT SPORT.

Price, with or without the cottage, and for orders to view, apply
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (H 32,114.)

A GLIMPSE OF THE DELIGHTFUL LAKE.

KENT AND SURREY BORDERS

NEAR EDENBRIDGE.

TO BE SOLD, an altogether unique COUNTRY PROPERTY of some 20 ACRES, in admirable order, and forming one of the most charming little places in the HOME COUNTIES. The principal and secondary houses are approached by private road, and afford dining, drawing, and morning rooms, ten bedrooms, two bathrooms, and a fine room for billiards or dancing; stabling, garage for several cars, and excellent farmbuildings and outhouses.

COMPANY'S WATER. ACETYLENE GAS. TELEPHONE.

BEAUTIFUL GARDENS RUNNING DOWN TO

A FINE FOUR-ACRE LAKE.

Affording BOATING, BATHING, AND GOOD FISHING. Tennis courts, hard and grass, fine kitchen garden, waterfalls, bridges, orchard, wood and meadows; in all over 20 ACRES.

SOMETHING QUITE UNIQUE.

Apply the Owner's Sole Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (K 29,360.)

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.



BY DIRECTION OF LIEUT.-COLONEL SIR HENRY WEBB, BART.

MONMOUTHSHIRE AND GLAMORGAN (BORDERS.)

Midway between Newport and Cardiff.
THE FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE,
LLWYNARTHAN, CASTLETON.

occupying a magnificent position overlooking the Bristol Channel. The Residence stands on rising ground, faces south-east and enjoys unusually good views extending to the Somersetshire coast. It contains hall, seven reception rooms, billiard room, office, 20 bed and dressing rooms, four bathrooms and excellent offices, while adjacent is an excellent covered swimming bath. *Electric light, private water supply, central heating, telephone.*

AMPLE STABLING AND GARAGE ACCOMMODATION.
The GARDENS AND PLEASURE GROUNDS, which have been planned with great taste, are well maintained, and include tennis and croquet lawns, hard tennis court, rock and rose gardens, etc. There is a PRIVATE CRICKET FIELD WITH PAVILION.

HOME FARM with three cottages and model buildings, twelve cottages, parkland, marsh pastures and fertile arable land; in all about
160 ACRES.

LONG MAIN ROAD FRONTAGES WITH MANY ATTRACTIVE BUILDING SITES.
To be offered for SALE by AUCTION, as a whole or in lots, in conjunction with Messrs. STEPHENSON & ALEXANDER, at an early date (unless previously Sold Privately).

Solicitors, Messrs. INGLEDEW & SONS, 4, Mount Stuart Square, Cardiff.
Auctioneers, Messrs. STEPHENSON & ALEXANDER, 5, High Street, Cardiff, and
Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

KENT, SURREY AND SUSSEX BORDERS

BETWEEN EDENBRIDGE AND EAST GRINSTEAD.

TO BE SOLD. A RESIDENTIAL AND AGRICULTURAL PROPERTY OF 245 ACRES.



UNSPOILT HISTORICAL TUDOR MANOR HOUSE, containing old oak panelling, carving, beams, etc.; situate in the centre of park-like lands and woods with views to Crowborough Beacon. Three reception rooms, six bedrooms, two bathrooms, and offices.

INEXPENSIVE GARDENS. TENNIS LAWN. MODERN DRAINAGE. KITCHEN GARDEN. WATER. EXTENSIVE FARMBUILDINGS. TWO COTTAGES. *TELEPHONE.*

PRICE, FREEHOLD, £8,750. (No Ingoing.)

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,847.)



BY DIRECTION OF MAJOR BOOTH.

MAINLY WITH POSSESSION.

HANTS AND WILTS BORDERS

Five miles from Stockbridge and Dean Stations, seven miles from Grateley, ten miles from Andover and Salisbury.

THE FREEHOLD SPORTING AND AGRICULTURAL PROPERTY,

known as

THE WARREN,
NETHER WALLOP,

including
the comfortable

BUNGALOW RESIDENCE
OR SHOOTING BOX,

standing 370ft. above sea level, sheltered by woodland on the north and east, and containing

HALL,
TWO RECEPTION ROOMS,
SIX BEDROOMS,
TWO BATHROOMS,
and
AMPLE OFFICES.

ELECTRIC LIGHT, GOOD WATER SUPPLY.



TWO MIXED FARMS.

WELL-PLACED WOODLANDS.

The whole extending to
about

848 ACRES.

WITH CAPITAL SHOOTING AND
HUNTING.

To be offered for SALE by AUCTION, in conjunction with Mr. H. C. KNAPMAN, in the Hanover Square Estate Room, on Wednesday, June 24th, 1925, at 2.30 p.m. (unless previously Sold Privately).

Solicitors, Messrs. REDDEN & BOOTH, 17, Victoria Street, S.W. 1.

Auctioneers, Mr. H. C. KNAPMAN, Estate Office, Norman Court, near Salisbury; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Sq., W. 1.

A PERFECTLY APPOINTED MODERN HOUSE
with

FISHING IN THE RIVER TEST AND TRIBUTARIES



TO BE LET, until the MIDDLE OR END OF JULY, at a rent to include vegetables and fruit, lighting, heating, three indoor servants, and complete outdoor staff.

The RESIDENCE, which is conveniently situated and beautifully furnished, contains five reception rooms, twelve bed and dressing rooms, three nurseries, six bathrooms, and excellent offices.

Telephone. Electric light. Central heating.
SWIMMING BATH. RACQUET COURT. GARAGE.
Matured gardens and grounds.

THE FISHING

extends to

ONE-AND-A-QUARTER MILES OF WHOLE WATER
AND HALF-A-MILE OF HALF-WATER.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv. and xxvii. to xxix.)

Telephones:

3066 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.



Preliminary Announcement.

By direction of the Honourable A. J. Mulholland.

SURREY AND HAMPSHIRE BORDERS

Two miles from Camberley Station; 400ft. above sea level.

THE FREEHOLD RESIDENTIAL PROPERTY,

CLEUGH BRAE, CAMBERLEY.

Adjoining the Camberley Golf Course.

THE RESIDENCE faces south and enjoys wide views over the surrounding pine-clad hills. It contains hall, five reception rooms, eleven bedrooms, two bathrooms and offices; electric light, Company's water, central heating, telephone; entrance lodge, chauffeur's cottage, stabling and garages.

WELL-TIMBERED PLEASURE GROUNDS, with tennis lawn and pine woods.

In all about

21 ACRES.

To be offered for SALE by AUCTION in the Hanover Square Estate Room, at an early date (unless previously disposed of Privately).

Solicitors, Messrs. BISCHOFF, COXE, BISCHOFF & THOMSON, 4, Great Winchester Street, E.C. 2.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.

KENT

BETWEEN CRANBROOK AND MAIDSTONE.

THE FREEHOLD RESIDENTIAL PROPERTY,
MILESTONE HOUSE, STAPLEHURST.

about half-a-mile from Staplehurst Station main line (Southern Ry.), in a picturesque part of the weald of Kent, pleasantly placed with attractive views.

A SUBSTANTIAL AND COMFORTABLE MODERN RESIDENCE, containing hall and corridor, three reception rooms, conservatory, nine bedrooms, bathroom, offices; spaciouly planned, well appointed; Company's water, electric light.

ATTRACTIVE GARDENS AND GROUNDS, with tennis court, lawns, kitchen garden, etc., small orchard and meadow; in all about FOUR ACRES.

To be offered for SALE by AUCTION in the Hanover Square Estate Room, on Thursday, June 25th, 1925, at 2.30 p.m. (unless previously disposed of). VACANT POSSESSION.

Solicitor, J. M. PONCIA, Esq., Ashford, Kent.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1; and Ashford, Kent.



WITH IMMEDIATE POSSESSION.

SUSSEX

BETWEEN TUNBRIDGE WELLS AND HASTINGS.

ABOUT AN HOUR FROM LONDON.

TO BE SOLD,

A FREEHOLD RESIDENTIAL PROPERTY, with a well-built Residence, standing 230ft. above the sea level, facing south, with extensive and delightful views.

The HOUSE was erected some 70 years ago, and contains lounge hall, four reception rooms, billiard room, eleven bedrooms and dressing rooms, and two bathrooms and offices.

ACETYLENE GAS. CENTRAL HEATING.
COMPANY'S WATER. TELEPHONE.

LODGE, STABLING, ETC.

THE BEAUTIFUL GARDENS

contain many choice trees; there are two tennis courts, croquet ground, and complete walled kitchen garden.

DAIRYING AND GRAZING FARM, with an attractive old Sussex Farmhouse; the whole embracing an area of about

96 ACRES. (WOULD BE DIVIDED).

GOLF.

HUNTING.

SHOOTING.

FISHING.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1. (18,615.)



THE RESIDENCE.



GREAT TOTT FARM.



BY DIRECTION OF W. N. C. GRANT, ESQ.

MAIDENHEAD AND COOKHAM

(BETWEEN).

One-and-a-half miles from Maidenhead Station; ten minutes' walk from Boulter's Lock.

THE FREEHOLD RESIDENTIAL PROPERTY,

RAY COURT,

MAIDENHEAD,

occupying a pleasant secluded position near the River Thames and containing lounge hall, billiard and four reception rooms, thirteen bedrooms and dressing rooms, two bathrooms and offices; electric light, Company's water, central heating, telephone.

GARAGE AND STABLING. MAN'S ROOMS.

SHELTERED PLEASURE GROUNDS

with tennis lawn, park-like meadowland; in all about

ELEVEN-AND-A-HALF ACRES.

To be offered for SALE by AUCTION in the Hanover Square Estate Room, on Tuesday, June 30th, 1925, at 2.30 p.m. (unless previously Sold Privately).

Solicitors, Messrs. JOHNSON, JECKS & COLCLOUGH, 24, Austin Friars, E.C. 2.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

50 MINUTES OF LONDON

Three-quarters of a mile from a station.

TO BE SOLD WITH

3½ OR 80 ACRES.

THIS ATTRACTIVE OLD MANOR HOUSE occupies a quiet, secluded position. The House is well built, planned on two floors, and in excellent repair throughout. It is approached by a long carriage drive, and contains four reception rooms, six bedrooms, bathroom, etc. Acetylene gas and Company's water, modern sanitation. Stabling and garage.

THE BEAUTIFUL GARDENS

are delightfully wooded, tennis court, flower beds, herbaceous borders, rose pergolas, orchards and kitchen garden. Adjoining is the HOME FARM, with excellent buildings for pedigree farm stock, three cottages.

The Estate is in excellent heart and condition.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,491.)



KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv. and xxvi. to xxix.)

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3066 Mayfair (4 lines).

146 Central, Edinburgh.

2716 " Glasgow.

17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

BY DIRECTION OF THE RIGHT HONOURABLE LORD WARGRAVE.

WARGRAVE

On the banks of the Thames; within a few minutes' walk of Wargrave Station, two-and-a-half miles from Henley and seven miles from Reading.
THE FREEHOLD RESIDENTIAL PROPERTY, WARGRAVE HALL.



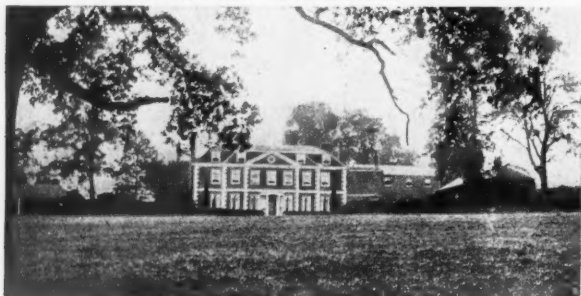
Beautifully situated on the right bank of, and with lawns stretching to the river, and approached from the road by a short carriage drive. The accommodation comprises oak-panelled sitting hall, dining room and drawing room, 22 bed and dressing rooms, three bathrooms, and complete offices. Electric light by own plant. Water from Company's mains. Central heating. Modern drainage. There are three capital cottages, a large garage, and a boathouse. MATURED GROUNDS with hard tennis court, productive kitchen garden, and orchard. The Property, which is in good condition, extends to an area of about

THREE ACRES

Hunting with the Garth Foxhounds and the Berks and Bucks Staghounds. Also a SUPERIOR COTTAGE RESIDENCE and a SHOP in High Street, Wargrave. To be offered for SALE by AUCTION, in conjunction with Messrs. FAREBROTHER, ELLIS & CO., in the Hanover Square Estate Room, on Tuesday, June 30th, 1925, at 2.30 p.m. (unless Sold Privately). Solicitors, Messrs. SLAUGHTER & MAY, 18, Austin Friars, E.C. 2. Auctioneers, Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. 4, and 26, Dover Street, W. 1; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

NORTHAW HOUSE. NEAR POTTERS BAR FIFTEEN MILES FROM MARBLE ARCH.

Absolutely rural surroundings 400ft. above sea level with lovely views, which are unsurpassable within the distance of London.



FOR SALE, FREEHOLD AT A LOW PRICE. MEDIUM-SIZED HOUSE, GEORGIAN STYLE, approached by two drives. Four reception rooms and schoolroom, beautiful old oak staircase, eight principal bedrooms, four bathrooms, eight secondary and servants' rooms, good offices. Company's water. Electric light. Central Heating. AMPLE GARAGE AND STABLE ACCOMMODATION. Gardener's cottage, two lodges, chauffeur's and butler's flats. THE STUD FARM BUILDINGS, in first-rate order, comprise about 48 loose boxes, groom's cottage, etc. WELL-TIMBERED GROUNDS AND GARDENS, productive walled kitchen garden, pastureland and small wood; in all about 40 OR 200 ACRES. The whole Property in excellent state of repair. Near golf and hunting. Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (9955.)

TO YACHTSMEN AND OTHERS.

OVERLOOKING SPITHEAD

A FREEHOLD YACHTING RESIDENTIAL PROPERTY.



Situate at the mouth of famous creek and possessing BEAUTIFUL COAST AND SEA VIEWS. Galleried hall, music room, playroom, two reception rooms, eleven bed and dressing rooms, five bathrooms, day and night nurseries, etc. ENTRANCE LODGE. TWO GARAGES. STABLES. ARTISTIC PLEASURE GARDENS AND GROUNDS, including tennis lawns, etc.; extending in all to NINETEEN ACRES. SAFE ANCHORAGE AND WELL-LAID MOORINGS. FOR SALE BY PRIVATE TREATY. Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (18,131.)

IN THE CENTRE OF THE

OAKLEY HUNT

One mile from Sharnbrook Station; nine miles from Bedford.
THE FREEHOLD HUNTING BOX,
BROOKFIELD, SHARNBROOK.



A STONE-BUILT JACOBEOAN COTTAGE RESIDENCE, with modern additions and improvements, containing lounge hall, three reception rooms, seven bedrooms, bathroom, servants' room and offices. Petrol gas lighting, well water, cesspool drainage; stabling for four, garage or coach-house and outbuildings.

OLD-WORLD GARDENS sloping to a stream, tennis lawn, flower, fruit and vegetable gardens; paddock and two enclosures of pastureland; in all over FIFTEEN ACRES. The property is in good order. Vacant possession on completion of the purchase. Hunting with the Oakley, Pytchley and Cambridgeshire Packs.

To be offered for SALE by AUCTION, at the Town Hall, Bedford, on Saturday, June 13th, 1925, at 2.30 p.m. (unless previously Sold Privately). Solicitors, W. P. ARMSTRONG, ESQ., Avenue Chambers, 4, Vernon Place, Southampton Row, W.C. 1.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

NEAR WARGRAVE

300ft. above sea level; ten minutes' walk from the Thames; good views; station one-and-a-quarter miles; two golf links within easy reach.

FOR SALE, FREEHOLD.



A THOROUGHLY WELL-BUILT, PLANNED AND FITTED
MODERN RESIDENCE.

Hall, three reception rooms, six bed and one dressing room, two bathrooms, and offices. ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER. MODERN DRAINAGE. TELEPHONE. Garage and outbuildings.

THREE ACRES OF FULLY STOCKED GARDENS (specimen trees, etc.); matured orchard containing about 300 trees, two glasshouses. Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,526.)

MID-SUSSEX

Four-and-a-half miles from main line station and within easy reach of the sea.
A FREEHOLD RESIDENTIAL ESTATE OF 68 ACRES.



including an old-fashioned House, containing lounge hall, four reception rooms, billiard room (three-quarter size), twelve bed and dressing rooms, four bathrooms, etc. ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER. Stabling for four, garage, cottage.

THE TIMBERED PLEASURE GROUNDS are an attractive feature; tea lawn, two tennis courts, herbaceous borders, rose walks, tiled garden room, kitchen garden, and there is also a farmery. The property is in excellent order.

FOR SALE BY PRIVATE TREATY.

Would be sold with smaller area. Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1. (18,560.)

KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
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2716 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

HERTFORDSHIRE.

About 30 minutes from Town. Gravel soil.
Within five minutes of Three Golf Courses.



TO BE SOLD, FREEHOLD,
AN ATTRACTIVE MODERN RESIDENCE,
which has recently been redecorated throughout.
Lounge hall, two reception rooms, five bedrooms, bath-
room, excellent offices.

Electric light, central heating, telephone, Company's gas and
water.

Two garages.

THE GARDENS AND GROUNDS
include Alpine garden, miniature lake, sunk rose garden,
etc., kitchen garden, orchard and woodland, in all about

TWO-AND-A-HALF ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (19,542.)

WINDSOR GREAT PARK.
TO BE SOLD.

RESIDENCE.

partly of red-brick with tiled roof, approached by a drive
with five-roomed entrance lodge.

Lounge hall, three reception rooms, nine bed and dressing
rooms, two bathrooms, usual offices.

Electric light. Company's gas and water. Telephone.
Main drainage.

STABLING FOR 20. COACHMAN'S QUARTERS.

Lawns, flower beds, kitchen garden, meadow: in all about

TEN-AND-A-HALF ACRES.

SIX-AND-A-QUARTER ACRES ADJOINING CAN BE
ACQUIRED.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (19,638.)

NEAR BUDLEIGH SALTERTON.

WELL-EQUIPPED MODERN HOUSE,
Standing 240ft. above sea level.

Three reception rooms, seven bedrooms, three bathrooms.

Electric light, central heating, Company's water, telephone.

GARAGE FOR TWO CARS.

EN TOUT CAS tennis court, lawns, shrubberies, orchard,
fruit plantation of three acres, five-acre paddock.

FOR SALE

WITH FIVE OR THIRTEEN ACRES.

Agents, Messrs. BAXTER, PAYNE & LEPPER, 14,
Sackville Street, Piccadilly, W. 1. and Bromley; and Messrs.
KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
(19,536.)

KENT.

In the centre of a fruit growing district.
Seven miles from Maidstone.



TO BE SOLD, a gentleman's FRUIT AND GRASS
FARM of

71 OR 126 ACRES.

Attractive Farm Residence with lounge hall, three recep-
tion rooms, five bedrooms, bathroom, offices: company's
water, drainage, telephone. PICTURESQUE GARDEN.
Excellent range of buildings.

GARAGE, four cottages. The land contains some 26
acres fruit, 13 acres arable, the remainder grass.

PRICE for House and 71 Acres . . . £4,250.
Or with cottages and 126 Acres . . . £6,000.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (16,579.)

SUSSEX.

BEAUTIFUL MAYFIELD DISTRICT.



CONVERTED SUSSEX FARMHOUSE.

400ft. above sea level, with good views.

Three reception rooms, seven bedrooms, bathroom.

Company's water. Modern drainage. Telephone.

GARAGE.

PRETTY GARDEN of one acre with many fruit trees.

Tennis court.

Additional land by arrangement.

GOLF ACCESSIBLE.

PRICE, FREEHOLD, £3,750.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (19,890.)

OVERLOOKING EPPING FOREST.



A FREEHOLD RESIDENCE.

standing on gravel soil and commanding extensive views.
Accommodation: Three reception rooms, seven bedrooms,
two bathrooms.

All modern conveniences,
including electric light, radiators and telephone.

In excellent order.

ATTRACTIVE GARDEN OF ABOUT HALF-AN-ACRE.

PRICE £3,500.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (18,869.)

ST. GEORGE'S HILL, SURREY.

CLOSE TO THE LINKS.

Under a mile from main line station.



TO BE SOLD AT A REASONABLE FIGURE. One of the

earlier

MODERN RESIDENCES,

erected in the well-known pinewoods. Hall, cloakroom, three

reception rooms, seven bedrooms, bathroom, good offices.

Company's electric light, gas and water, main drainage, telephone.

GARAGE. GARDEN HOUSE.

ATTRACTIVE and FULLY-ESTABLISHED GROUNDS

of about

TWO ACRES.

Tennis lawn, woodlands, flower and rose gardens.

VACANT POSSESSION.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (19,646.)

ISLE OF WIGHT.



AN IMPOSING STONE-BUILT ITALIAN-STYLE RESI-

DENCE, erected about fourteen years ago, regardless of cost.

Marble hall, three reception rooms, marble loggia, billiard

room, nine bed and dressing rooms, two bathrooms, etc.

Electric light. Central heating. Garage.

A Bungalow and two cottages produce a rent of £232 12s.

per annum.

Paved Italian garden, water garden and lily pond, extensive

lawns, oak pergolas, rose garden and orchard; in all about

ONE-AND-A-QUARTER ACRES.

PRICE £8,400, or for House and grounds, £6,900.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, W. 1. (19,782.)

ANGLESEY.



A BUNGALOW built of reinforced concrete on elevated
foundations, comprising

LIVING ROOM,
FOUR BEDROOMS,
CLOAKROOM,

KITCHEN,
WASH PLACE,
TILED BATHROOM,

VERANDAH AND BALCONY.

Central heating.

About half-an-acre of garden.

PRICE, FREEHOLD, £1,850.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20,
Hanover Square, London, W. 1.

KNIGHT, FRANK & RUTLEY,
AND
WALTON & LEE,

20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., xv., and xxvi. to xxviii.)

Telephones:
3088 Mayfair (4 lines).
146 Central, Edinburgh.
2716 " Glasgow
17 Ashford.

HARRODS Ltd.

Telegrams:
"Estate, c/o Harrods, London."
Branch Office: "West Byfleet."

62 & 64, BROMPTON ROAD, LONDON, S.W. 1
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)

Telephone No. 1
Western One (25 lines).
Telephone: 149 Byfleet.

**STUPENDOUS BARGAIN IN SUSSEX**

BEAUTIFUL COUNTRY. FIRST-RATE SPORTING FACILITIES.

PRICE ONLY £5,000.

EXCEPTIONALLY DESIRABLE RESIDENCE. Lounge hall, three reception, billiard room, eight principal bed and dressing rooms, servants' rooms, two bathrooms and offices.

ELECTRIC LIGHT. MODERN SANITATION. GOOD WATER SUPPLY. RADIATORS.

BEAUTIFUL PLEASURE GROUNDS, croquet and tennis lawns, ornamental trees and shrubs, productive kitchen garden, glasshouses, orchard and meadowland.

IN ALL NEARLY SEVEN ACRES.

HARRODS (LD.), 62-64 Brompton Road, S.W. 1.

**SYMOND'S YAT**

WITHIN THREE MILES OF
SHOW PLACE IN MINIATURE

STONE-BUILT RESIDENCE, including amidst delightful grounds, standing high and commanding good views; four reception rooms, ten bedrooms, bathroom, kitchen and offices.

EXCELLENT WATER WITH ENGINE PUMP. OWN ELECTRIC LIGHT. MAIN DRAINAGE.

TELEPHONE. CENTRAL HEATING.

Two garages, useful buildings, cottage for gardener; prolific gardens, tennis lawn, copse, two meadows; in all about

EIGHT ACRES.

PRICE, FREEHOLD, £4,750.

Whole property in first-rate order throughout.

Inspected and strongly recommended by HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

SURREY

About 500ft. up; delightful position in a healthy neighbourhood, only a short distance from Walton Heath and Chipstead Golf Courses.

ARTISTICALLY DESIGNED RESIDENCE. pre-war built, and in excellent order throughout; sitting hall, dining and drawing rooms, six bedrooms, bathroom and offices.

Stabling (suitable for lodge or garage) with large loft over; timber garage.

**COMPANY'S WATER AND GAS.
MODERN DRAINAGE.
ELECTRIC LIGHT AVAILABLE.**

GARDENS AND GROUNDS are of a delightful character, being inexpensive to maintain, and comprise tennis and other lawns, herbaceous borders, pergola, kitchen garden, small paddock; in all about

TWO ACRES.

PRICE, FREEHOLD, £3,575.

Strongly recommended by
HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

PHENOMENAL BARGAIN.**RURAL HERTS**

Centre of the Puckeridge Hunt.

ATTRACTIVE OLD-FASHIONED RESIDENCE, replete with all modern conveniences, approached by carriage drive, and standing 300ft. above sea level in a pretty part of the county; three reception rooms, billiard room, ten bed and dressing rooms, bath room, usual offices.

**COMPANY'S GAS AND WATER.
MAIN DRAINAGE.**

STABLING, COTTAGE, USEFUL OUTBUILDINGS.

ATTRACTIVELY LAID-OUT GARDENS AND GROUNDS, comprising lawns, two tennis courts, full-size croquet lawn, shrubs, large trees, pergola, rose garden, two paddocks, kitchen garden; in all about

SIX ACRES.

PRICE £3,000.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

**NEW FOREST**

WITHIN TWO MILES OF GOLF LINKS. IN THE BEST PART.

£2,250 ONLY.

CAPITAL MODERN COUNTRY RESIDENCE, standing back from road, and containing on two floors, six bedrooms, bathroom, three reception rooms and maids' room.

GAS AND WATER LAID ON. MODERN DRAINAGE.
Garage, stabling with rooms over.

ABOUT ONE-AND-A-HALF ACRES
GARDENS, TENNIS LAWN, KITCHEN GARDEN, ETC.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

**BERKSHIRE**

Favourite district; Delightful Residence, 500ft. up; modern conveniences.

REDUCED PRICE £3,000.

A SPECIALLY ATTRACTIVE FREEHOLD RESIDENCE, occupying a beautiful and healthy position, conveniently placed for stations, shops, etc. Entrance hall, two reception, six bedrooms, bathroom and complete offices.

GOOD WATER SUPPLY. MODERN SANITATION. CENTRAL HEATING.
Garage and outbuildings.

BEAUTIFUL MATURED GROUNDS, including tennis and other lawns, herbaceous borders, ornamental trees and shrubs, productive kitchen garden with glasshouse and picturesque woodland; in all about

FOUR-AND-A-HALF ACRES.

FIRST-RATE SPORTING FACILITIES.

A good bungalow containing four rooms can be purchased if desired.
Inspected and recommended by the Sole Agents, HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

**GLORIOUS VIEWS OVER SOUTH DOWNS, NEAR
PYECOMBE AND OTHER GOLF LINKS.**

SUSSEX

Convenient for station, in a high position, and within fifteen minutes' drive of Brighton; just over an hour from Town.

TO BE SOLD, exceptionally well-built Country RESIDENCE, standing back from the road and containing five bedrooms, two dressing rooms, two maids' bedrooms, three good reception rooms, two bathrooms, etc.

**PART CENTRAL HEATING.
OWN ELECTRIC LIGHT, GAS AND WATER.
MAIN DRAINAGE.**

Garage, stabling, gardener's cottage.

CHOICE GARDENS, tennis lawn, prolific kitchen garden, croquet lawn, orchard and paddock; in all about

THREE ACRES.

PRICE MODERATE.

Personally inspected and recommended by
HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

3, MOUNT STREET,
LONDON, W.1.

RALPH PAY & TAYLOR

Telephones :
Grosvenor 1032 & 1033.



BY ORDER OF EXECUTORS.

BUCKS

In a beautifully wooded district, practically adjoining a well-known golf course, and about ten minutes' walk from a station, less than half-an-hour's journey to London.

ARTISTIC RESIDENCE,
with handsome reception rooms, five bedrooms, and two bathrooms.
Gas, water and electric light from Company's mains. Main drainage.

PRETTY GROUNDS, ORCHARD AND WOODLAND;
in all over

FOUR ACRES.

The above will be SOLD with immediate possession for **£5,000.**

Owner's Agents, RALPH PAY & TAYLOR, 3, Mount Street, W. 1. Telephones, Grosvenor 1032 and 1033. (6919.)

BEAUTIFUL TUDOR RESIDENCE IN PARK

TO BE SOLD, WITH OVER
150 ACRES.

It is situated in one of the best districts in a favourite Eastern County, three miles from two stations.

LOUNGE HALL,
FOUR RECEPTION ROOMS,
EIGHTEEN BEDROOMS, and
THREE BATHROOMS.

CENTRAL HEATING. ELECTRIC LIGHT.
TELEPHONE.

BEAUTIFUL GROUNDS WITH LAKE.

MODERN HOMESTEAD.
LODGE AND SEVERAL COTTAGES

The famous Norfolk Broads are within easy reach, and shooting adjoining can be rented.

Full particulars of the Owner's Agents, RALPH PAY and TAYLOR, 3, Mount Street, W. 1.

Telephones, Grosvenor 1032 and 1033. (6921.)



£4,250

only required for

A GENUINE BLACK-AND-WHITE ELIZABETHAN COTTAGE.

containing much old oak and many interesting features. It is situated in a pretty part of Kent, one-and-a-half miles from station.

Hall, four reception rooms, seven bedrooms, and fitted bathroom.

The premises are wired for electric light. Company's water. Telephone installed.

GARAGE AND STABLING.

Pretty grounds with tennis lawn, orchard, farmhouse and farmbuildings; in all nearly

70 ACRES.

GOLF, HUNTING AND SHOOTING.

Full particulars of the Owner's Agents, RALPH PAY and TAYLOR, 3, Mount Street, W. 1.

Telephones, Grosvenor 1032 and 1033. (6920.)

RALPH PAY & TAYLOR, 3, MOUNT STREET, GROSVENOR SQUARE, W.1.

SEVENOAKS
KENT
Phone: Sevenoaks 147

F. D. IBBETT & CO.

OXFORD
SURREY
Phone: Oxted 240



SEVENOAKS (one-and-a-half miles from the station; overlooking a village green).—A quaint old part Queen Anne Residence, in a delightful rural situation, commanding lovely views in all directions; seven bedrooms, two bathrooms, charming drawing room, fine paneled dining room, library, servants' hall, and usual offices; Company's electric light, water, and gas, telephone, main drainage; garage for two, stables, quarters for married chauffeur; lovely walled gardens of two acres; two greenhouses, tennis lawn, and large kitchen garden. —Price and particulars from F. D. IBBETT & Co., F.A.I. Sevenoaks.



KENT.—A delightful old creeper-clad HOUSE to be LET, £150 per annum. Exceptionally favourable lease, the landlord paying rates. In the midst of lovely country; two-and-a-half miles main line station; nine bedrooms, three reception rooms, bath, hall, good offices; Company's water, acetylene lighting, telephone; five-roomed cottage, garage for two; tennis lawn, kitchen garden, ornamental lake; in all about three acres. —Strongly recommended by F. D. IBBETT & Co., F.A.I. 130, High Street, Sevenoaks.

MESSRS. CRONK

ESTATE AGENTS AND SURVEYORS,
KENT HOUSE, 1b, KING STREET, ST. JAMES'S,
S.W.1, and SEVENOAKS, KENT.
Established 1845. Telephones, 1195 Regent; 4 Sevenoaks.

TO BE LET, UNFURNISHED.

KENT (27 miles from London and two-and-a-half from station).—Comfortable COUNTRY RESIDENCE, in charming grounds of 20 acres; nine bed, two bath and three reception rooms; stabling, garage and two cottages; tennis lawn, orchard and meadows; central heating, gas, water and telephone.

Messrs. CRONK, as above. (5182.)

SURREY AND KENT BORDER (nineteen miles from London; 750ft. above sea level, sheltered from N. and E.).—Attractive COUNTRY RESIDENCE on two floors, eight bed, two bath and three reception rooms, lounge hall, etc.; garage and stabling; beautifully matured gardens of one-and-a-half acres; land and cottage, if required; water, petrol gas, and telephone.

FREEHOLD FOR SALE AT A LOW PRICE.

Messrs. CRONK, as above. (10,047.)

CHARMING COUNTRY HOUSE with twelve acres, standing high with beautiful views, to be LET, in Kent, within 30 miles of London; eleven bed and dressing, two bath, billiard and three reception rooms, servants' hall, etc.; stabling and cottage; tennis lawn, flower and kitchen gardens, wood and meadowland. Close to golf links; station two miles.

Messrs. CRONK, as above. (8260.)

LAND AGENTS,
SURVEYORS AND
AUCTIONEERS.

HUMBERT & FLINT

Phones:
WATFORD 43 and
HOLBORN 2078 (2 lines).

WATFORD, HERTS; AND 11, SERLE STREET, LINCOLN'S INN, W.C. 2

WEYBRIDGE, SURREY

About one mile from Weybridge Station (S. Ry.) and about two miles from St. George's Hill Golf Course.



This comfortable old-fashioned
RESIDENCE,

PARK LAWN, WEYBRIDGE, standing over 100ft. above sea level on gravelly soil. It contains entrance hall, drawing room, dining room, morning room, conservatory, five bed and dressing rooms, bathroom, two maids' rooms, and domestic offices; excellent STABLING for three horses, coach-house, glasshouses, potting shed, etc.; tennis or croquet lawn, orchard, kitchen garden, and TWO ENCLOSURES OF PASTURELAND. Four excellent cottages and gardens; the whole embracing an area of nearly

FIVE ACRES.

Possession on completion (with the exception of three of the cottages).

HUMBERT & FLINT will offer the above for SALE by AUCTION, at the London Auction Mart, 155, Queen Victoria Street, E.C. 4, on Wednesday, June 24th, 1925, at 2.30 p.m. (unless meanwhile Sold Privately).—Particulars, plan and conditions of Sale on application to the Solicitors, Messrs. LEMAN, CHAPMAN & HARRISON, 44, Bloomsbury Square, W.C. 1. Auctioneers, Messrs. HUMBERT & FLINT, 11, Serle Street, Lincoln's Inn, W.C. 2, and Watford, Herts.

SOUTH WALES, CARDIGANSHIRE.

BRONMOR, TRESAITH.—This Residence, called and known as "Bronmor," the summer residence of the late "Allen Ryde," standing in its own grounds and



delightfully placed overlooking the sea and within 150 yards of the beautiful beach and seaside resort of Tresaith, and about one mile from the popular resort of Aberporth. Standing at an altitude of 200ft. above the sea level, it commands an expansive view of Cardigan Bay and the mountains of North Wales, and enjoys the full benefit of the refreshing breezes coming from the broad Atlantic. The county town of Cardigan with its weekly market and railway station (G.W. Ry.) is within eight miles, and it is also within eight miles of the town of Newcastle Emlyn, and of the well-known Telfy Valley, famed for its fishing and scenery. The post office and public telephone are only about a mile away, and motor bus services within convenient distances. Accommodation: Ground floor, entrance hall, drawing room, dining room, kitchen, scullery, pantry, china pantry, storerooms and other usual offices; bedroom floor—four bedrooms and bathroom. There is a large coach-house which can be used as a garage, with a two-stall stable with matchboarded harness and storeroom over; this coach-house at a small cost could be converted into a cottage.

To be SOLD by AUCTION at Black Lion Hotel, Cardigan, Saturday, June 6th, 1925, at 2.30 p.m. Auctioneer, JOHN EVANS, F.A.I., Cardigan. Vendor's Solicitors, Messrs. ROY EVANS & JONES, Newcastle Emlyn.

GIDDYS

MAIDENHEAD (Telephone No. 54.)
SUNNINGDALE (Tel. No. 73 Ascot.)
WINDSOR (Telephone No. 73.)



By order of the Executors of Miss Langworthy, deceased.

GAYS HOUSE ESTATE, near Maidenhead.—To be SOLD by AUCTION, in Lots, on July 7th next, or by Private Treaty in the meantime, this remarkably attractive Residential Estate, comprising a fine old QUEEN ANNE COUNTRY HOUSE, with fifteen bedrooms, six well-fitted bathrooms, suite of paneled reception rooms, large outer and inner halls and offices. The whole up to date with electric light, etc. DELIGHTFUL OLD GROUNDS with magnificent cedar and other forest trees, walled gardens, etc.; ample stabling and garage, lodge and several cottages, home farm; in all about 100 ACRES, chiefly good pasture. Vacant possession of the Residence and about 20 acres on completion, together with the attractive half-timbered country cottage, "CLICK CLACK," overlooking Holyport Green, with chauffeur's or gardener's lodge of five rooms and a beautiful garden of over an acre. With possession.—Particulars of the Solicitors, Messrs. T. W. STUBBERY and SON, 1, Park Street, Maidenhead; and of the Auctioneers, GIDDYS, Maidenhead and Windsor.

BUCKS, BURNHAM (in a picked position with very pretty views of the Dropmore Hills and over the links).—To be SOLD, charming COUNTRY COTTAGE, with two reception rooms opening to garden, four bedrooms (h. and c. service), and compact up-to-date offices; good garage; pretty garden of an acre with excellent tennis lawn, etc. Price, Freehold, £1,650, subject to contract and to its being unsold.—Sole Agents, GIDDYS, Maidenhead and Windsor.

BANKS OF THE THAMES (near Taplow; one minute from the river and one-and-a-quarter miles station).—An attractive modern RESIDENCE, delightfully situated with good views, contains lounge hall, two reception rooms, fitted bathroom, eight bedrooms and offices; good garden and tennis lawn. Price, Freehold, £1,000.—Particulars GIDDYS, Maidenhead and Windsor.

ESTATE OFFICES,
RUGBY.
132, HIGH STREET,
OXFORD.

JAMES STYLES & WHITLOCK

LONDON, RUGBY, OXFORD AND BIRMINGHAM.

44, ST. JAMES' PLACE,
LONDON, S.W.1.
18, BENNETT'S HILL,
BIRMINGHAM.

ADDERBURY HOUSE, NEAR BANBURY

FOR SALE

THIS DELIGHTFUL AND WELL-KNOWN RESIDENCE,
IN A BEAUTIFUL POSITION, PERFECTLY APPOINTED,



and containing

Lounge hall,	Seventeen bedrooms,
Three reception,	Three menservants'
Billiard,	rooms,
Small boudoir,	Three bathrooms,

Charming
GROUNDS,

WELL TIMBERED AND IN PERFECT
ORDER.

Excellent stabling for sixteen horses, garage,
coach-house, etc.

FARMERY.

THREE FARMS.

NUMEROUS COTTAGES, ETC.

IN ALL ABOUT 360 ACRES

Full particulars from the Sole Agents, JAMES STYLES & WHITLOCK, The Estate Offices, Rugby, who can very strongly recommend the Estate.

HARBURY HALL, WARWICKSHIRE

IN THE WARWICKSHIRE HUNT, SIX MILES FROM LEAMINGTON SPA.



FOR SALE.

THIS DELIGHTFUL OLD-FASHIONED RESIDENCE, in a
secluded position, 400ft. up, containing:

Lounge hall, four reception, cloakroom, nine principal bed and dressing rooms,
three bathrooms, five servants' bedrooms, attic, and complete domestic offices.

VERY ATTRACTIVE
GROUNDS

LAI D OUT IN TENNIS, CROQUET, AND OTHER LAWNS, and well timbered.

The first-class
HUNTING STABLING

for ten horses, two garages, farmery, cottages, and the adjoining paddocks and land;
the whole extending to about

SIXTEEN-AND-A-HALF ACRES.

Full particulars from the Sole Agents, JAMES STYLES & WHITLOCK, The Estate Offices, Rugby, who have inspected and strongly recommend the Property.



A GENTLEMAN'S IDEAL FARM.

WITH VACANT POSSESSION.

THE CARRON ESTATE, NR. TEWKESBURY

A DELIGHTFUL HOUSE,

with ENTRANCE HALL, THREE RECEPTION ROOMS, FIVE BEDROOMS or more as conversion of
adjoining barn is very simple, BATHROOM, and COMPLETE OFFICES.

COWHOUSE FOR 21. FIVE HUNTER BOXES. GARAGE, ETC.
AND A COMPLETE OUTLYING RANGE OF FARMBUILDINGS.

INEXPENSIVE GARDENS.

TO BE SOLD WITH 24½, 83 OR 178 ACRES.

JAMES STYLES & WHITLOCK will offer the above by AUCTION, at the Plough Hotel,
Cheltenham, on Wednesday, June 24th, 1925, at 3 p.m., unless Sold Privately.—Full particulars from
the Auctioneers, The Estate Offices, Rugby; or from Messrs. PULMAN & DEAN, Solicitors, Rugby.

ESTATE OFFICES,
RUGBY.
132, HIGH STREET,
OXFORD.

JAMES STYLES & WHITLOCK

LONDON, RUGBY, OXFORD AND BIRMINGHAM.

44, ST. JAMES' PLACE,
LONDON, S.W. 1.
18, BENNETT'S HILL,
BIRMINGHAM.



CIRENCESTER

EXCEPTIONALLY WELL SITUATED FOR HUNTING AND POLO.
THE MODERATE-SIZED RESIDENTIAL PROPERTY
known as

"STRATTON HOUSE,"
comprising

THE STONE-BUILT GEORGIAN RESIDENCE, containing four reception rooms, some fifteen bed and dressing rooms, five bathrooms, etc. It is most conveniently arranged and fitted with every modern convenience, including

ELECTRIC LIGHT, WATER AND GAS FROM MAIN SUPPLIES, and is CENTRALLY HEATED.

THE GROUNDS

are well timbered and include lawns for tennis and croquet, kitchen garden, paddocks and farmlands, together with ample cottages; total

ABOUT 50 ACRES

WHICH WOULD BE DIVIDED TO SUIT A PURCHASER.

The House is admirably situated for hunting with three packs of hounds and also for polo.

FOR SALE BY PRIVATE TREATY.

Particulars of Messrs. JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; Oxford and Rugby.

WITH VACANT POSSESSION.

WARWICKSHIRE

Within one-and-a-half miles of Rugby.

"LONGROOD," BILTON.

A WELL-APPOINTED RESIDENCE, substantially brick-built and slated, containing entrance hall, three reception rooms, cloakroom, principal and secondary staircases to ten bed and dressing rooms, two bathrooms, three maids' bedrooms, complete offices; excellent stabling, garage; charmingly laid-out grounds; in all

TEN ACRES.

"THE HAVEN," BILTON.

AN IDEAL SIX-ROOMED COUNTRY COTTAGE, together with semi-detached cottage, and

RAINSBROOK STUD FARM.

AN ALL-GRASS HOLDING OF 198½ ACRES, suitable as Stud Farm or for pedigree stock.

JAMES STYLES & WHITLOCK will offer the above by AUCTION, at the Estate Rooms, Albert Street, Rugby, on Thursday, June 25th, 1925, at 3 p.m. precisely.—Full particulars from the Auctioneers, The Estate Offices, Rugby; or from Messrs. BISCHOFF, COXE, BISCHOFF & THOMPSON, Solicitors, 4, Great Winchester Street, London, E.C. 2.



"LONGROOD," BILTON. 375FT. ABOVE SEA LEVEL.

LEICESTERSHIRE

WITH VACANT POSSESSION OF THE RESIDENCE AND FOUR ACRES.
in a favourite part of the county, about half-a-mile from Market Harborough, and fifteen miles from Leicester.

"THE HILL," MARKET HARBOUROUGH.

OCCUPYING A PLEASANT POSITION ON HIGH GROUND, WITH MAGNIFICENT VIEWS OVER THE FAMOUS HUNTING COUNTRY.

THE RESIDENCE, finely built in grey stone and equipped throughout regardless of expense, is of convenient size. The accommodation comprises vestibule, lounge hall, three reception rooms, ten bedrooms, two bathrooms and well-planned domestic offices.

CENTRAL HEATING.

TOWN WATER AND GAS.

EXCELLENT DOUBLE GARAGE.

STABLING.

THE PLEASURE GROUNDS

are of great beauty and form a feature of the Property; many fine old specimen trees, tennis and croquet lawn, old English rose garden, etc. Kitchen garden, orchard, paddock and several pasture; in all about

SIXTEEN ACRES.

To be offered for SALE by AUCTION, at the Bell Hotel, Leicester, on Friday, June 12th, 1925 (unless previously Sold).

Illustrated particulars of the Solicitors, Messrs. WARTNABY, JEFFRIES, BURGESS & WATSON, High Street, Market Harborough; or the Auctioneers, JAMES STYLES & WHITLOCK, Rugby.



BY DIRECTION OF A. B. RAMSAY, ESQ.

NORTHANTS AND OXON BORDERS

Four miles from Brackley Station (75 minutes from London by fast trains); within easy reach of Banbury and in an exceptionally good sporting and social district.



"CROUGHTON HOUSE,"

A MOST COMFORTABLE STONE-BUILT GEORGIAN RESIDENCE, pleasantly situated on high ground, in finely-timbered gardens and parkland. It contains four reception rooms, fourteen bed and dressing rooms, three bathrooms, etc.

EXCELLENT HUNTING STABLES FOR FOURTEEN HORSES.

DELIGHTFUL OLD GROUNDS.

with a quantity of fine specimen timber and small cottage Residence, six cottages, WELL-TIMBERED PARKLAND; in all about

92 ACRES.

which will be offered by AUCTION as a whole or in six Lots at the London Auction Mart, 155, Queen Victoria Street, E.C. 2, on Tuesday, June 30th, 1925 (unless previously Sold).

Illustrated particulars may be obtained from the Solicitors, Messrs. TANSLEY HALL & SICH, 46, Lincoln's Inn Fields, W.C. 2.

Auctioneers, Messrs. JAMES STYLES & WHITLOCK, as above.

BY DIRECTION OF COMMANDER G. DUCAT, R.N.

IN THE BICESTER HUNT

Close to Wendlebury Halt Station, two miles from Bicester, and in a grand Hunting Centre.

PICTURESQUE STONE-BUILT FREEHOLD COUNTRY RESIDENCE,
"WENDLEBURY HOUSE,"
NEAR BICESTER.

Containing lounge hall, three reception rooms, seven bedrooms, two dressing rooms, bathroom (h. and c.), usual domestic offices.
STABLING. GARAGE.

Electric light. Telephone. Central heating. Gravel soil.

PRETTY GARDENS AND GROUNDS, PADDOCK; in all

THREE-AND-THREE-QUARTER ACRES.

Possession on completion of the purchase.

FOR SALE PRIVATELY OR BY AUCTION.

Illustrated particulars of the Solicitors, Messrs. GREENE & UNDERHILL, 31, Bedford Row, W.C. 1; or of the Auctioneers, 132, High Street, Oxford.

SOUTH DEVONSHIRE

VIEWS OF DARTMOOR AND CORNISH HILLS.

FOR SALE, an attractive stone-built COUNTRY HOUSE, 400ft. above sea level, south aspect, on sandstone subsoil; one mile from a first-rate country town, with excellent social amenities, tennis, club, etc., and having unrivalled facilities for

FISHING, SHOOTING, HUNTING, GOLF AND POLO.

ACCOMMODATION: Large hall and three sitting rooms, billiard room, thirteen bed and dressing rooms, three bathrooms, servants' hall; electric light, central heating, Company's water; everything in perfect order; two cottages, stabling and garage; tennis and croquet lawns, terraced gardens, beautiful trees, paddock, etc.

ABOUT TEN ACRES

(More land or farm available.)

PRICE £8,000 (OR OFFER).

Inspected and thoroughly recommended by JAMES STYLES & WHITLOCK, 44, St. James' Place, S.W. 1. (L 3676.)

MESSRS. YOUNG & GILLING

(Established over a century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

ILLUSTRATED REGISTER OF PROPERTIES IN
CHELTENHAM AND THE WESTERN COUNTIES
WILL BE SENT ON APPLICATION.



TO BE SOLD.

BERKELEY AND BADMINTON HOUNDS
(two-and-a-half miles from two main line stations).—A very
delightful PROPERTY with the above charming House,
containing three reception rooms, ten bedrooms, two bath-
rooms; petrol gas; stabling for twelve; well laid-out
grounds, two paddocks, and an excellent cottage; in all some
ELEVEN ACRES. Bargain price.

TO BE SOLD.

GLOS (centre of Cotswold Hunt; good sporting neigh-
bourhood; twelve miles from Cheltenham).—A very
attractive stone-built RESIDENCE, three reception rooms,
six bedrooms, bathroom (h. and c.), three w.c.'s; walled-in
garden and tennis lawn; acetylene gas, excellent water
supply; good stabling, splendid outbuildings. FOUR
cottages. 100 ACRES FIRST-CLASS LAND. PRICE £5,500.

MESSRS. YOUNG & GILLING

(Established over a century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

ROGERS, CHAPMAN & THOMAS
AUCTIONEERS, ESTATE, AND LAND AGENTS,
37, BRUTON STREET, W.1. 'Phone: May. 2454 (2 lines).
Also Westminster, Kensington, and Westgate-on-Sea, Kent.

NEW FOREST.

Hunting in the district; five minutes from golf course.



A BRICK AND TILED HOUSE, built about
fifteen years ago, standing high and approached by
a drive; six bedrooms, bathroom, three reception rooms,
etc.; Company's gas and water, modern drainage, garage.
TWO ACRES. PRICE £3,200.

BERRYMAN & GILKES

2, HANS ROAD, BROMPTON ROAD, S.W.3.
'Phone, KENS. 8300 (two lines).

WEST SUSSEX.

In the favourite Fittleworth district, with glorious views
over the Weald and Downs.



THIS ATTRACTIVE LITTLE RESIDENCE,
well equipped and occupying a most delightful
situation on rising ground, has two reception rooms (one
very large), bathroom, four bedrooms fitted with lavatory
basins, convenient offices; independent hot water supply;
garden studio, and two large garages; delightful terraced
gardens of nearly two acres. For SALE, FREEHOLD,
only £2,600; more land adjoining if required.—Inspected
and strongly recommended by Sole Agents, BERRYMAN
and GILKES, as above.

CUMBERLAND.

SCALEBY CASTLE AND SHOOTING.—To
LET, with immediate entry, with or without several
grass parks, if desired, the above desirable HOUSE, con-
taining entrance hall, dining, drawing and sitting rooms,
six bedrooms, servants' bedrooms, three bathrooms (h. and
c.); acetylene gas, modern drainage and good water supply.
Lodge and two cottages with outbuildings, if required, and
shooting over 3,500 acres over the well-known Brackenhill
and Scaleby Castle Estates, with three-and-a-half miles of
fishing in the River Lyne.—Particulars from DIXON and
MITCHELL, Land Agents, Lloyds Bank Chambers, Carlisle.

Telephone Nos.:
Brighton 4456 and 5996.

GRAVES & SON

117, NORTH STREET, BRIGHTON.

Agents for
Residential and Agricul-
tural Properties in
Sussex

A BARGAIN IN EAST SUSSEX.

WORTHY OF IMMEDIATE INSPECTION.
THIS QUAIN AND COMFORTABLE OLD-
WORLD COTTAGE RESIDENCE, WITH OAK
BEAMS AND PANELLING, possesses considerable
character and contains four bedrooms, bathroom, three
reception rooms, etc.
TENNIS COURT, ORCHARD AND MEADOW.
FOUR ACRES. COTTAGE, GARAGE.
PRICE £2,000, FREEHOLD.

EXCEPTIONAL FARM OFFER.

HORSHAM-BRIGHTON (between).—AN OLD
SUSSEX FARMHOUSE, with large rooms and
old oak in profusion; eight bed, bath, hall, three reception
rooms. EXTENSIVE BUILDINGS, PAIR OF COT-
TAGES; SOUTH ASPECT; ABOUT 130 ACRES,
chiefly old pastureland. POSSESSION. PRICE £5,250,
FREEHOLD, including valuation.

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Marlow 141.
Bourne End 22.

B. W. RICHARDS

MARLOW AND COOKHAM-ON-THAMES.



IN A PICKED POSITION, Paddington 56 minutes;
high ground, panoramic views.—Modern well-matured
RESIDENCE, expensively fitted and in perfect order.
Lounge hall, spacious drawing room, dining room, morning
room, five or six good size bedrooms, bath, two w.c.'s,
large tiled verandahs; modern drainage, gas, Co.'s
water; tennis lawn, orchard, meadow; in all THREE
ACRES; garage, stabling, greenhouse.

£2,400 FREEHOLD.



PADDINGTON 56 MINUTES.—Picturesque
Country RESIDENCE in a nicely elevated position
on a quiet road, not overlooked, close to river and station;
hall, two reception rooms, both with French windows,
four bedrooms, one with fitted wardrobe, bathroom
fitted lavatory basin, good domestic offices, gentlemen's
cloakroom, two w.c.'s; Company's water, modern drainage;
electricity shortly available; delightful lawns and gardens;
garage. Absolute bargain at £1,475 FREEHOLD.
Immediate Possession.

C. J. HOLE & SONS

ESTATE AGENTS, BRISTOL.
Telephone: 6524 (3 lines.)

SOMERSET.

Twelve miles Bristol, nine Weston-super-Mare; near
branch station and only two miles main line.

CHARMING JACOBAN RESIDENCE.

carefully restored in comfort and convenience, and being
pleasantly placed well off main road.

Panelled hall, Two fitted bathrooms,
Three reception, Dressing room,
Seven bedrooms, Domestic offices.

OAK PANELLING AND FINE PLASTER WORK.
MODERN DRAINAGE. CENTRAL HEATING.

EXCELLENT WATER SUPPLY.

TELEPHONE.

ELECTRIC LIGHT AVAILABLE.

Two-car garage. Stabling. Jacobean barn. Buildings.
PAIR OF COTTAGES. Garden.

Paddock. Orchard. Garden.

SIX ACRES.

More land available. Hunting with Mendip.

Fishing at Bladon. Absolute bargain.

£3,500. POSSESSION. FREEHOLD.

Can be secured on very easy terms.

HANKINSON & SON

ESTATE AGENTS, BOURNEMOUTH.

ON THE COTSWOLDS.

FOR SALE AT PRACTICALLY HALF COST.



CHARMING PICTURESQUE HOME, high
up, with glorious views; three reception, five bed,
bath, offices, including servants' sitting room; central
heating; pretty, well-planted garden with flagged paths;
two paddocks; in all SEVEN-AND-A-HALF ACRES.
Golf. Hunting.

FREEHOLD. £4,500.

MESSRS. BUCKLAND & SONS

LAND AGENTS, SURVEYORS & AUCTIONEERS,
4, BLOOMSBURY SQUARE, LONDON, W.C.1.
And at SLOUGH and WINDSOR. Tel.: Museum 472.

WRAYSBURY (Bucks).—Charmingly situated old-
fashioned HOUSE, within 45 minutes of Waterloo,
containing three reception rooms, eight bed and dressing
rooms, bathroom; telephone; stabling, gardener's
cottage, outhouses; tennis lawn; Company's water;
rose garden, orchard, three greenhouses; the whole
comprising about THREE-AND-A-HALF ACRES.
PRICE £4,000. (Folio 245.)

STOKE POGES (Bucks).—Delightfully appointed
Freehold BUNGALOW, adjoining the golf links, of
attractive design, with wide porch entrance; large hall
with oak beams and dog grate, two reception rooms, three
bedrooms, two bathrooms; Company's electric light and
water, telephone; also two-roomed cottage, garage, and
grounds of about ONE ACRE. PRICE £2,500.
OR WOULD BE LET FURNISHED. (Folio 2426.)

BUCKS.—Imposing RESIDENCE, recently re-
decorated, occupying a secluded position with
excellent service of fast trains to London, containing three
reception rooms, ten bedrooms, approached by handsome
massive oak staircase; garage for two cars, stabling; well
matured pleasure grounds inexpensive to maintain, tennis
lawn, etc.; the whole about TWO-AND-THREE-QUAR-
TER ACRES. PRICE £4,500. (Folio 2336.)
For further particulars apply as above.

RUMSEY & RUMSEY

BOURNEMOUTH (SEVEN OFFICES).

SOUTH HANTS.

Near village and main line station.



SUMPTUOUSLY APPOINTED COUNTRY
HOUSE, standing high and dry in a very pretty
neighbourhood; two reception, five bed and dressing,
bath, compact offices, large rooms; water, gas, main
drainage, electric light plant, garage; attractive garden,
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In beautiful undulating country, close to a favourite reach of the Thames, yet within daily reach of London.

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upon which many thousands have been expended during the past few years; in perfect order and equipped with every modern convenience.

Panelled hall, three charming reception rooms, beamed music room 60ft. by 20ft. (with organ if desired), six family bedrooms, two bathrooms, guests' and servants' bedrooms in annexe, ample offices; electric light, central heating, main water, 'phone.

GARAGE.

TWO COTTAGES.

Beautifully disposed grounds, intersected by a stream, tennis lawn, bowling green, etc.; in all

FIVE ACRES.

£6,500.

Illustrated particulars from Sole Agents, NORFOLK & PRIOR, 20, Berkeley Street, W.1. (6084.)

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AN EARLY XVIIITH CENTURY COTSWOLD HOUSE, modernised, beautifully fitted, and containing lounge, three reception rooms, fourteen bedrooms, two bathrooms.

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TWO COTTAGES.

THE GARDENS OF OLD-WORLD BEAUTY

include herbaceous, rose and kitchen gardens, orchard, two tennis courts; in all SIX ACRES.

A TROUT STREAM FLOWS THROUGH THE PROPERTY.

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Close to a station, within one hour of London, and six miles from Tunbridge Wells.

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Modernised, beautifully fitted, planned on two floors only, and containing lounge, four reception rooms, sixteen bed and dressing rooms, four bathrooms.

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INDEPENDENT HOT WATER. GOOD DRAINAGE. TELEPHONE.

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FARMERY.

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well-timbered, include walled Monks' garden, two unique sunken gardens, with orchard trees, lily ponds, herbaceous borders, two sunken tennis courts, orchards, kitchen gardens, etc.; in all about

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THREE RECEPTION ROOMS,
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Present lighting lamps, but the owners are prepared to instal electric light and central heating.

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Sheltered by fine specimen trees and good kitchen garden, with small modern peach and greenhouse.

SHOOTING OVER 500 ACRES.

GOLF WITHIN EASY REACH.

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WITH VACANT POSSESSION.
LUDLOW, SHROPSHIRE.

JOHN NORTON will offer by AUCTION, on Monday, June 15th, 1925, at The Feathers Hotel, Ludlow, at 3.30 p.m., the most attractive Freehold RESIDENCE, known as "SPRINGFIELD HOUSE," containing lounge hall, three reception rooms, seven bedrooms, two bathrooms (h. and c.), business offices, domestic apartments, etc.; chauffeur's house, garage, petrol store, charming ornamental grounds with tennis lawn (119ft. by 54ft.), vegetable gardens, well planted with choice fruit trees and three rich fields of pastureland; the whole extending to about FOUR ACRES. Electric light and gas, town water supply, modern sanitation, telephone.—Full particulars, with photograph and plan, from the Auctioneer, Imperial Chambers, Ludlow (tel. 70), Leominster and Tenbury; or from the Solicitor, F. H. C. WILTSHIRE, Esq., Town Clerk, Council House, Birmingham.

BASSENTHWAITE.
OVERLOOKING WHOLE OF LAKE
AND
VALE OF KESWICK.

ONE OF THE
FINEST RESIDENCES.

About

EIGHT ACRES CHARMING SHRUBBERIES,
TWELVE OF PARKLANDS AND EIGHT OF WOODS.
Billiard room, ballroom, four reception, 21 bed, three bathrooms.

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CHARMINGLY SITUATED SMALL HOUSE.
easily run, with exceptional gardens, in lovely country; excellent sporting and social district; hunting, shooting, fishing, golf; three reception, six bedrooms, billiard room; garage and stabling; tennis and croquet lawns, meadow and cottage; three acres, all freehold; Company's water, gas and main drainage; ten minutes from station, London 46 miles—BELL, 40, Cheapside, London.

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This charming old creeper-clad COUNTRY RESIDENCE, in beautiful part not far from Bath, in exquisite grounds with running stream affording trout fishing; lounge hall, three reception rooms, eight or nine bedrooms; bath (h. and c.); electric light, central heating; stabling, garage, farmbuildings.

EIGHT-AND-THREE-QUARTER ACRES.

Station close, also church, post and telegraph; telephone.

PRICE £4,000.

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**THIS CHARMING OLD
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within a few miles of Sherborne, Dorset, and standing in lovely old-world grounds of one-and-a-half acres. The Manor has beautiful stone mullioned windows, open fireplaces, and heavy oak beams, and contains three reception rooms, eight bedrooms, bath (h. and c.); telephone, with stabling and garage, and is close station, church, post and telegraph. Hunting with the Blackmore Vale and Cattistock.

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400ft. up, within a few miles of Bath, in exceptionally fine position, commanding magnificent sweeping views. An attractive and gabled

ELIZABETHAN FARMHOUSE.

adapted and altered for gentleman's occupation, with large open fireplace, fine old oak door and staircase; hall, two reception rooms, six bedrooms, bath (h. and c.).

ELECTRIC LIGHT. TELEPHONE.

The land, which is almost wholly rich grassland, covers with a few acres of woodland.

127 ACRES.

There is stabling and outbuildings, and splendid rough shooting adjoining.

PRICE £5,500 (OPEN TO OFFER).

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TO LET, "WYCLIFFE HALL" (N. R. YORKS).
Adjoining River Tees.

TO LET, on Lease, from August 2nd next, delightful COUNTRY RESIDENCE AND SPORTING ESTATE, situated in the centre Zetland Hunt country.

House: Central heating, electric light, telephone, and excellent water supply; five reception, billiard room, fourteen bedrooms, bathrooms, etc., housekeeper and servants' rooms, laundry; ample stabling and garage accommodation.

Grounds: Pleasure and kitchen gardens, tennis lawns greenhouses.

FIVE ACRES.

21 ACRES PADDocks. THREE Cottages.

SHOOTING: 3,000 acres (woodlands 66 acres), excellent partridge and pheasant shooting.

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In good residential district, well situated away from main road, commanding beautiful views of the hills; station only six minutes.



**THIS SUBSTANTIALLY
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fitted with all labour-saving ideas; carriage sweep; seven bed with basins (h. and c.), good bath, and three reception rooms, conservatory.

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DELIGHTFUL OLD GROUNDS.

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500ft. above sea level; in beautiful country; one mile from station.

OLD-FASHIONED FARM RESIDENCE.
restored, containing

THREE RECEPTION, EIGHT BEDROOMS,
BATHROOM, OFFICES, ETC.
FARMERY. TWO COTTAGES.

PRETTY GARDEN LAWN, beechwood and pastureland;
in all extending to

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LOW PRICE FOR IMMEDIATE SALE.

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PRICE £3,500, FREEHOLD.

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AUCTIONEERS, VALUERS AND ESTATE AGENTS,
BLANDFORD, DORSET.



By order of the Trustees.
To be SOLD by AUCTION on JUNE 25th, 1925, at the Town Hall, Blandford, at 3.30 o'clock.

A UNIQUE XVth CENTURY RESIDENCE, known as the "Old House," Blandford, containing lounge and inner hall, two reception rooms, seven bedrooms, bathroom, W.C., billiard room; modern sanitation, electric light; stabling and garage; garden and lawn; in all about THREE-QUARTERS OF AN ACRE.

Hunting with three packs.

Particulars and conditions of Sale, with photographs, of the Solicitors, Messrs. TRAIL, CASTLEMAN-SMITH & WILSON, Blandford; or, with orders to view, of the Auctioneers, Blandford, Sturminster Newton, Gillingham and Sherborne, Dorset.

At a low figure.

TORQUAY, S. DEVON.

**ON THE COAST.
39½ ACRES. SOUTH ASPECT.**



Magnificent position, bracing altitude, glorious marine and land views.

Golf. Hunting. Shooting. Fishing. Yachting.

TO BE SOLD BY PRIVATE TREATY, the above attractive Freehold RESIDENTIAL BIJOU ESTATE, which possesses valuable Building Sites, ripe for immediate development without interference to the Residence, which could be readily Let or Sold as a School, Private Hotel or Boarding Establishment, with about four acres, occupying a most unique position immediately adjoining Anstey's Cove and the New Marine Drive, and within five minutes of the trains, shops, churches, post office and the famous Ilsham Drive. The Residence contains spacious halls, five reception rooms, fifteen bed and dressing rooms, four beautifully equipped bathrooms, complete domestic offices and servants' apartments; central heating, electric light, telephone, gas, main drainage and water; garage, laundry, three cottages; lawn tennis court, delightful pleasure grounds, heated glasshouses, walled kitchen gardens.—For fuller particulars apply to the Agents, GILLEY LTD., Auctioneers, Torquay; or to the Solicitors, Messrs. RIDER, HEATON, MEREDITH & MILLS, 8, New Square, Lincoln's Inn, London, W.C.2.

Telephone :
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26 MILES TOWN.

A DELIGHTFUL LITTLE PROPERTY
of the

JACOBEAN PERIOD.

Six bedrooms, two bathrooms, three reception; annex
of four rooms and bathroom, and
GARDENER'S COTTAGE.

FOUR ACRES

With tennis and orchard.

GARAGE, STABLING AND OTHER OUTBUILDINGS.

MODERATE PREMIUM for GOOD LEASE at
£70 PER ANNUM.

SOLE AGENTS, as above.



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SEVENOAKS & MAIDSTONE

WITHIN ONE HOUR OF LONDON.

BEAUTIFUL TUDOR HOUSE (circa 1500)
skillfully modernised and added to.

OAK BEAMS. PANELLING. OPEN FIREPLACES.
EIGHT ACRES OF LOVELY GROUNDS.

Tennis lawns, orchards, paddock, picturesque stream
and waterfall. OAK-BEAMED BARN suitable for dance-
room or STUDIO. COTTAGE. GARAGE with rooms.

Fine lounge hall, three reception rooms, excellent offices,
nine bedrooms, three bathrooms. ELECTRIC LIGHT.
MAIN WATER. CENTRAL HEATING. Fitted basins.

GREATLY REDUCED PRICE FOR
QUICK SALE.



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Ten minutes by motor from a station on the G.W. Ry., main line, 25 minutes to London and close to Stoke Poges Golf Club and Burnham Beeches.



FREEHOLD ESTATE

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WEXHAM PARK WITH ABOUT 67 ACRES.

Accommodation :

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DRAWING ROOM.
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BOUDOIR. LIBRARY.
BILLIARD ROOM.
SMOKING ROOM.

NINE PRINCIPAL BED AND DRESSING ROOMS. FIVE MAIDS'
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Central heating. Good offices.

Entrance lodge and three cottages for employees.

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THE GROUNDS ARE

BEAUTIFULLY TIMBERED,

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ORNAMENTAL LAKE.
GRAVEL SOIL.

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NO LAND TAX OR TITHE.

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"DUFFIELD HOUSE," STOKE POGES



CHARMING OLD-FASHIONED FREEHOLD COUNTRY HOUSE,
with delightful garden, meadowland and two cottages ;

IN ALL 40 ACRES

(OR LESS LAND IF DESIRED).

FOURTEEN BED AND DRESSING ROOMS,
TWO BATHROOMS,
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Slough main line one mile ; London 25 minutes ; close to Stoke Poges and
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A GEORGIAN RESIDENCE with 21 ACRES, fertile and well-timbered pastureland; hall and two reception rooms, six bedrooms, and bathroom. STABLES. GARAGE. Splendid grounds, including tennis lawn. FOUR COTTAGES. ELECTRIC LIGHT. WATER BY ENGINE. £4,500 (OPEN TO OFFER). INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury.

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DELIGHTFUL OLD MILL HOUSE, dating from 1670, and containing immense quantity OAK TIMBERING, MASSIVE BEAMS, etc.; lounge hall and two reception rooms, six bedrooms (some with lavatory basins), and bathroom. SPLENDID STABLES AND GARAGE. MAIN DRAINAGE. GAS LIGHTING. CENTRAL HEATING. Orchard, paddock, etc.; in all about SIX ACRES. £3,500. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (1728.)

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A GREAT OPPORTUNITY.—Beautiful unspoilt Elizabethan RESIDENCE, with innumerable old-world features, and commanding wonderful views; two large reception rooms, six bedrooms, and bathroom. ELECTRIC LIGHT. COMPANY'S WATER. TELEPHONE. Extensive buildings. Cottage available. 127 ACRES of land, all PASTURE. £5,000 (OPEN TO OFFER). INSPECTED AND STRONGLY RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury.

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OLD ENGLISH MANOR HOUSE, with PANELLING, ADAM CHIMNEY PIECES, etc.; three reception rooms, including BEAUTIFUL OAK PANELLING ROOM WITH TUDOR FIREPLACE, nine bed and dressing rooms, bathroom. STABLES. GARAGE. SMALL COTTAGE. OLD-WORLD GARDENS AND PADDOCK; in all about SIX ACRES. £4,000. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (1647.)

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A GREAT BARGAIN.—A FINE OLD HOUSE on outskirts of pretty village, commanding splendid views; three reception rooms, eight bedrooms, two bathrooms. COMPANY'S WATER AND ELECTRIC LIGHT. Independent boiler. Telephone. WALLED GARDEN, orchard, paddock and woodland; in all about TWO-AND-A-HALF ACRES. £2,500 ONLY. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury.

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VERY FINE COUNTRY RESIDENCE on outskirts of old-world market town. The property is in splendid condition and commands VIEWS EXTENDING 25 TO 30 MILES. Inner and outer halls, three large reception rooms, twelve bed and dressing rooms, three bathrooms, offices, including servants' hall; stabling and garages; electric light, Company's water and gas, partial central heating; walled garden, tennis court, and beautiful grounds with four fine cedar trees. Three COTTAGES. £5,000 ONLY (COTTAGES excluded if desired). Inspected and recommended by the Sole Agents, Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1; and THAKE & PAGINTON, 28, Bartholomew Street, Newbury, Berks. (1766.)

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WILTSHIRE

OLD-FASHIONED RESIDENCE, situate in pretty village, and enjoying extensive views; two large reception rooms, five bedrooms; inside sanitation. STABLES AND GARAGE. WALLED GARDEN, orchard, and grounds of about ONE ACRE. COMPANY'S WATER AND GAS AVAILABLE. £1,400 ONLY. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (2677.)

NEAR SALISBURY

DELIGHTFUL OLD-FASHIONED RESIDENCE, part dating from 1709, on outskirts of village; three reception rooms, eight bed and dressing rooms, bathroom, servants' hall, and offices. GARAGE AND STABLES. Tennis lawn and excellent garden; about ONE ACRE. TELEPHONE. ELECTRIC LIGHT. GOOD REPAIR. GOLF COURSE ONE MILE. £3,500. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (2451.)

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MOST ATTRACTIVE MODERN RESIDENCE, on rising ground in village; three reception rooms, nine bed and dressing rooms, two bathrooms and offices; stabling and garage. PRETTY GROUNDS OF ABOUT HALF-AN-ACRE. ELECTRIC LIGHT. GAS. COMPANY'S WATER. MAIN DRAINAGE. Splendid repair. South aspect. £3,500. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (2572.)

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CHARMING OLD TUDOR RESIDENCE, 650ft. above sea level; six miles from CIRENCESTER. OAK BEAMS, HEAVILY RAFTERED CEILINGS. STONE MULLIONED WINDOWS. OPEN FIREPLACES. Two or three reception rooms, five or six bedrooms, good bathroom, and offices; outbuildings. CENTRAL HEATING. SEPTIC TANK DRAINAGE. ABOUT 40 ACRES FERTILE PASTURELAND. GOLF. POLO. SHOOTING. £3,500. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (2672.)

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FINE OLD TUDOR RESIDENCE, with CROSS BEAMED CEILINGS. OPEN FIREPLACES. STONE MULLIONED WINDOWS, etc. Three reception rooms, seven bed and dressing rooms, bathroom, servants' hall, offices; stabling and garage. WATER LAID ON. REAL OLD-WORLD GARDENS, crazy paths, herbaceous borders, small lily pool, tennis lawn, WALLED GARDEN, etc.; in all about ONE-AND-A-HALF ACRES. £4,000. MORE LAND AVAILABLE. INSPECTED AND RECOMMENDED BY THAKE & PAGINTON, Land Agents, Newbury. (2673.)



FOR SALE. BOGNOR DISTRICT.

PICTURESQUE SMALL THATCHED-ROOF HOUSE, with beamed ceilings, long iron casements and open brick hearths, containing two good reception rooms, hall, kitchen, maids' room, w.c. and coal cellar on ground floor, and four bedrooms, bathroom and w.c. on first floor, two of the bedrooms and bathroom having lavatory basins (h. and c.); attached, but with separate entrance, is a large boxroom with loft above. The garden surrounding the House has a 7ft. wall on the south-west and contains close on half-an-acre of land, beautifully laid out with crazy pavements (with bird bath in centre), rose pergolas, rock gardens, flower beds, flower-covered bank, herbaceous borders and cool greenhouse (20ft. by 12ft.). Adjoining is a three-quarter-acre plot with tennis lawn, vegetable garden, with orchard; on this is a substantially built garage for large car, with chauffeur's room attached (fitted basin), and loft on top; also tool shed and men's lavatory.

The House was built, and grounds laid out, at great expense in 1923 and is only a couple of hundred yards from the sea.

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OWN ELECTRIC LIGHT PLANT. The engine also pumping water from tube well for house, garden, greenhouse and garage.

Telephone and regular service of "buses".

PRICE £3,250. FREEHOLD.

Bognor three miles, Littlehampton three-and-a-half miles, Barmham Junction (main line) three-and-a-half miles.

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AUCTIONEERS AND ESTATE AGENTS.
79 QUEEN STREET, E.C.4; Kensington and Sloane Street.



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ROEHAMPTON LANE, ROEHAMPTON.

OVERLOOKING RICHMOND PARK.

A MAGNIFICENT MODERN FREEHOLD PROPERTY, comprising the mansion of Georgian design containing

EIGHTEEN BEDROOMS, FOUR BATHROOMS,

FIVE RECEPTION ROOMS, EXCELLENT DOMESTIC OFFICES.

Garage with ample living accommodation, lodge together with beautiful grounds of

OVER NINE ACRES.

Electric light.

Main drainage.

Telephone.

Central heating.

VACANT POSSESSION.

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FOR SALE by Private Bargain, handsome and commodious modern MANSION, situated about 600ft. above sea level, one-and-a-half miles north of the town of Hawick; southern exposure, pure hill air, and magnificent view of the Border Hills; extensive and well-planned stabling and offices; beautiful policies and good gardens and park. Well adapted for private residence, public school, convalescent home, hydrophatic. Will be Sold a bargain to wind up a Trust.—Apply to THOMAS PURDOM & SONS, Solicitors, Hawick, Scotland.

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(For continuation of advertisements see page ix.)



SURREY HILLS

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Wash basins in all bedrooms; Parquet flooring; garage, stabling, three cottages; two tennis courts, flagged terraces, lily ponds, fountains, paddocks; small farmery; in all about

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BEAUTIFUL OLD GEORGIAN RIVERSIDE RESIDENCE, in quietest spot, with glorious woodland vista; perfectly equipped and decorated, central heating, constant hot water, electric light, 'phone; handsome parquet floor entertaining suite, nine bed, two bath; river tennis lawn and tea-house; walled gardens; garage and cottage. Owner, going abroad, will accept reasonable figure for quick sale.—GOODMAN & MANN, Hampton Court Station.

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EAST SUSSEX.—"COWBEECH HOUSE," an attractive XVIIIth century Residence, with vacant possession. Beechcroft, Script and Copyhold Farms. A valuable Agricultural and Sporting Estate, rich grazing land in Pevensy Marsh, accommodation lots and building sites; in all about 267 acres, for AUCTION by Messrs.

A. BURTENSHAW & SON, at Hailsham, on Wednesday, June 10th, 1925.—Solicitors, Messrs. BLAKER, SON & YOUNG, Lewes; Auction Offices, Hailsham.



SOMERSET.—For SALE, with early possession, the above Freehold DAIRY FARM, exceptionally good buildings; south aspect; well situated and watered; about 250 acres; £10,000 (or near offer).—Apply COOPER and TANNER, Auctioneers, Frome, Somerset.



SOUTH OXFORDSHIRE.—With immediate possession; one mile from station; charming views of Downs and Chilterns; 60 acres of first-class dairy land; electric light, central heating, telephone; close to main road; four reception rooms, ten bed and dressing rooms, two bathrooms; charming gardens and ornamental walks; productive kitchen garden.—For full particulars, price and orders to view, apply to the Sole Agent, E. H. TIPPING, 30, Cornmarket Street, Oxford. Tel. 725.

CUTHBERT LAKE & SUTTON.

AUCTION, WEDNESDAY, JUNE 17th, at the LONDON AUCTION MART, E.C. 4.

CHALFONT ST GILES (Bucks; 20 miles of London).—Freehold RESIDENTIAL ESTATE, "THE GROVE." Mansion; Sixteen bed, dressing, boudoir, four reception and billiard rooms, ample domestic offices; garage, stabling, two lodges; farmhouse, outbuildings, and about 295 acres; gardens, pasture, arable land and woods; frontages of 9,500ft. to existing main roads.—Particulars of Messrs. EAGLETON & SONS, 40, Chancery Lane, W.C. 2; or of the Auctioneers, 9, Stone Buildings, Lincoln's Inn, W.C. 2.

WESTON-SUPER-MARE for Health and Happiness.—Superior FLATS to LET in beautiful and healthy positions and surroundings (sea and land views); self-contained, beautifully decorated, every modern and sanitary convenience; rentals (inclusive) £85 to £150 yearly; 200 Flats owned; no premiums, fixtures free.—Apply HENRY BUTT.

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Hunting boxes. Handy for the kennels. Vacant possession.

HARBURY.—"TEMPLE HOUSE," with grass paddocks and stabling for eight. Ratley.—"The Old Vicarage," stabling for ten. Unless previously SOLD by Private Treaty, the above will be offered by AUCTION, at Leamington, on June 22nd, 1925.—Particulars of FLICK and LOCKE, Auctioneers, Banbury.

PARK FARM, ETTLING GREEN, EAST DEREHAM (Norfolk).—For SALE with vacant possession October 11th, 1925, excellent FARM, 242 acres, in ring fence and high state of cultivation. Fine old House, ample farmbuildings, and two modern cottages. Freehold. Title free.—For full particulars apply to THOMAS SHAW CROSLAND, Land Agent, 1, Lord Street, Halifax.



SELSEY-ON-SEA (within two-and-a-quarter hours of Town).—A delightful seaside RESIDENCE, with charming views of channel and Isle of Wight, and comprising three reception, five bedrooms, two bathrooms, good domestic offices; electric light throughout, gas and Co.'s water; two garages, stabling; tennis court, walled garden, three-roomed cottage. Offered at the low figure of £2,250. Freehold.—SWINDELLS BROS., Selsey, Sussex.

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MAPLE & CO., LTD., will sell the above by PUBLIC AUCTION, at the London Auction Mart, 155, Queen Victoria Street, City, E.C., on Thursday, June 18th, 1925, at 2.30 p.m. (unless previously disposed of by Private Treaty).—Solicitor, H. F. CORNISH, Esq., 9, Stone Buildings, Lincoln's Inn, W.C. 2; Auctioneers, MAPLE & CO., LTD., Tottenham Court Road, London, W. 1.



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Five bed, two reception, lounge, bathroom, kitchen,
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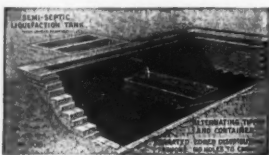
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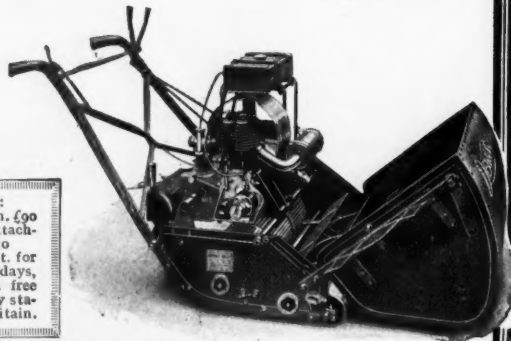
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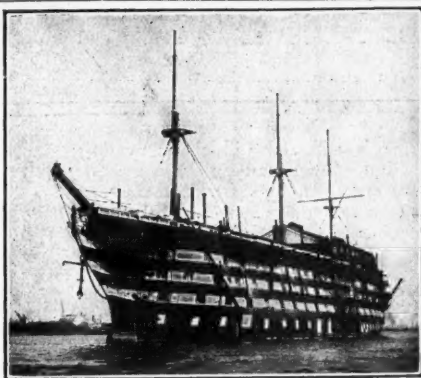
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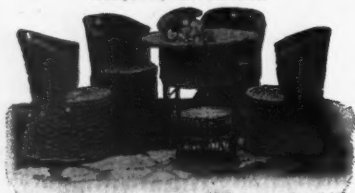
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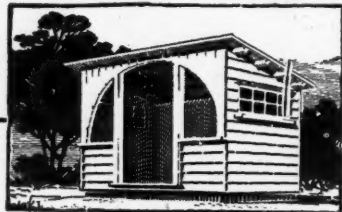
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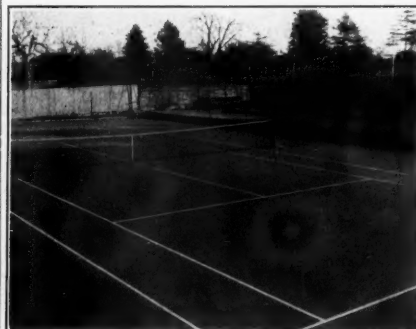
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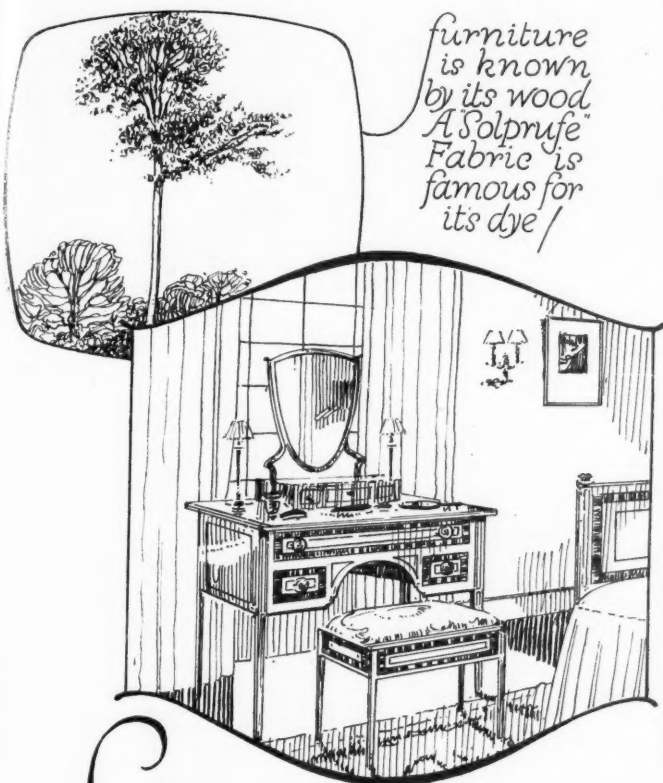
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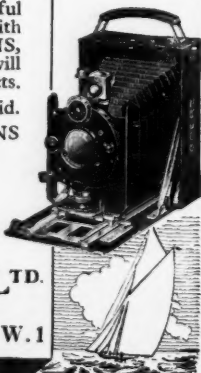
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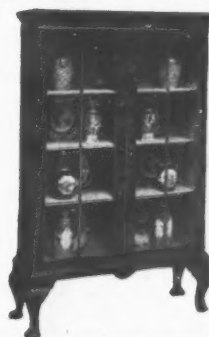
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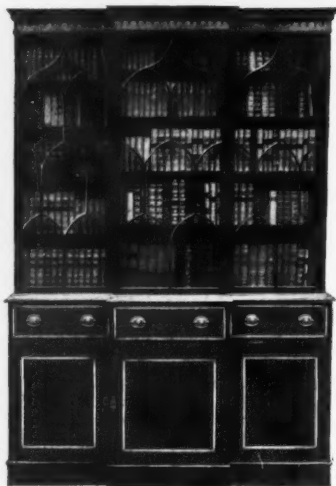
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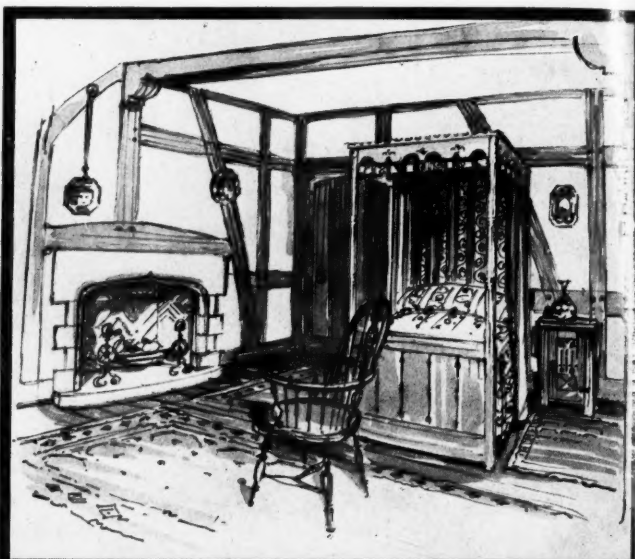
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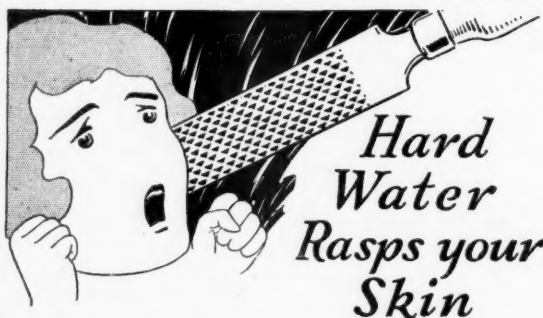
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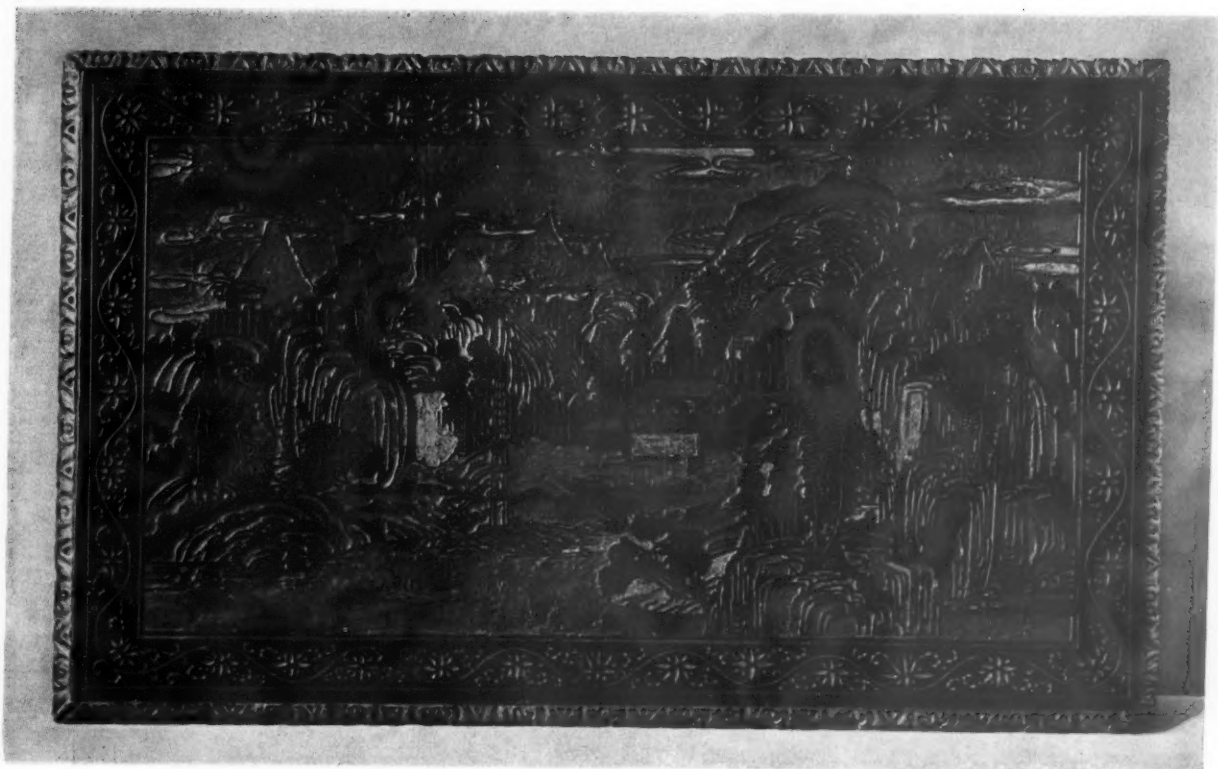


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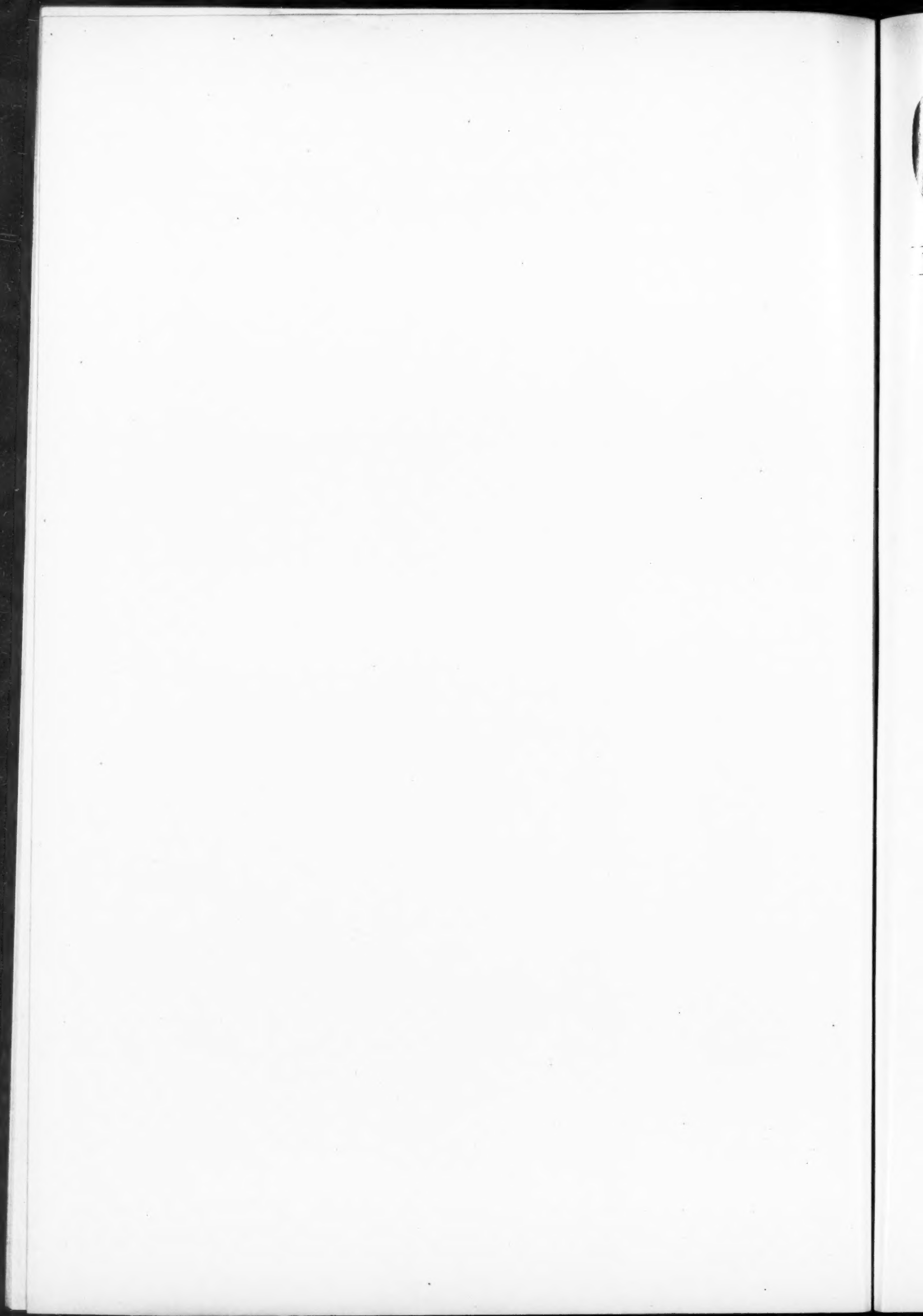
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COUNTRY LIFE

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Education and the Farm Labourer

FARMERS and educationists are apt to be at loggerheads, and must be until they come to an arrangement regarding the education of the ordinary farm hand. How woefully they at present misunderstand one another appeared in the address given by the Minister of Agriculture himself to the Kent Education Committee last week. "There are many misunderstandings," said Lord Eustace Percy, "between farmers and teachers. They arise almost invariably from the fact that the farmer thinks that a really well educated youth is too good for the farm." If a farmer is asked why he fights shy of such a boy, his answer is very different from this. His complaint is not that the boy knows too much, but that he knows too little. He may have plenty to say about subsoils, flora, pruning and local history, but he is utterly unfitted to handle a plough, to hedge, or undertake a career of toil. The educationist argues that the better a man is educated the better ploughman he will be. In practice this theory breaks down for the simple reason that with his education the boy has imbibed ambition and semi-cultivated tastes. An educated man inevitably seeks work in which he may turn his education into cash and obtain such pleasures as only the town can give. So he abandons the plough for professions already overcrowded with town-bred boys. He has been over-educated—prepared for an already congested profession, failure to obtain employment in which produces discontent. This is a waste of education, a waste of time, and

the waste of a man in an industry that is beginning to starve for want of labour.

The education provided by the County Education Committees is a fine thing. It was impossible to go round the Kent Committee's exhibition at the Bath and West Show without being enormously impressed by the enthusiasm of the staff and the success of their efforts. Besides handicrafts for the boys, and baby-work, housewifery and cooking for the girls, a most attractive series of instructions, grouped under the name "Local Surveys," arouses the interest of pupils in their immediate surroundings. Botany, nature study, gardening, elementary geology, fruit-growing and local history are among the subjects learnt between twelve and fourteen years of age. Each school has its own garden, and there is no doubt that this branch of school work is of real value. Everything, too, depends on the initiative of the schoolmaster. A good man will explain the daily news to his class, and then give them practice in such a useful subject as writing an application for a job—as whatever they hope to be—not without a little salutary advice upon the posts a young man may reasonably hope to obtain. Such a curriculum illustrates well Lord Eustace Percy's point, in the same speech, of the value of the influence of the country in keeping education true to realities. It opens children's eyes to the beauty of the country, and inspires them with at least a desire to remain in the country.

But the crying need of the land is for sound labouring men of the old class, who know their job perfectly and will produce increase by patient toil. In no other way can Nature be made to yield her gifts. The obvious means to that end is too reactionary ever to find acceptance. The impressionable years when a boy absorbs traditional crafts by working with his father are twelve to fourteen. If he could be released from school at twelve instead of fourteen, this would be possible. Mr. Fisher's Act, in a recommendation that has not been carried out owing to difficulties, did give facilities for some such course by suggesting continuation classes for such boys from fourteen to sixteen as did part-time work during the day. The other alternative, and the most hopeful, was recommended by Lord Eustace Percy, namely, the organisation of central schools. The principal of these is to convert in each group of parishes one of the elementary schools into a central school where the more promising lads and those who wish to specialise in some branch of rural craft can do so during the last three years of the elementary course. The location of the central school of each district is decided mainly on the capacity of the teacher and its accessibility. The Minister pointed out the necessity for its being in a village, and not a town. In such a rural central school the boys can receive a far more practical teaching than is possible ordinarily. Moreover, the teacher would be such a man as was on good terms with neighbouring farmers. Farmers could, and often do, enormously increase, for their own sakes, the value of education by co-operating with the teacher. They can allow students to work in their farms and orchards, they can give talks and the results of their experience, and arrange for their local experts—the ploughman, the hedger, the thatcher, and the like—to take what amount to apprentices. In these latter crafts, especially, the demand for young men is very great: the supply at present nil. Central schools would be by far the cheapest (and to the rate-paying farmer cheapness is an imperative consideration), and most practically effective method of fitting the youth of the countryside—such of them, that is, as do not aspire to higher things—to take up agricultural work of the kind that is most urgently needed.

Our Frontispiece

OUR frontispiece this week is a portrait of the Hon. Lady Grigg, whose husband, Sir Edward Grigg, K.C.V.O., has recently been appointed Governor and Commander-in-Chief of Kenya. Lady Grigg, who is the only child of Lord and Lady Islington, was married in 1923 and has a little son.

* * It is particularly requested that no permission to photograph houses, gardens and livestock on behalf of COUNTRY LIFE be granted, except when direct application is made from the offices of the paper.



COUNTRY NOTES

ON Tuesday, June 2nd, the eighty-fifth birthday of Thomas Hardy was celebrated in the quiet friendly way that is most in keeping with his personality, for it can never be said of him that, either in public or private, he "Assumes the God, affects to nod." On the contrary, in his old age, as in his maturity, he is concerned most to grasp reality, and to see it clearly. His tone and accent are never those of an intellectual inclined to dominate. If a matter is new and interesting to him, he approaches it quietly, yet keenly. You can feel, almost see, his mind working round and considering it in all its aspects. It will be strange indeed if his talk does not throw fresh light on it, and the subject will indeed be dreary if he fails to light it with a humour gentle in expression, yet biting in to the very heart of the subject. Probably, there is no living person who has a greater gift for simplifying a mass of complications. He can never grow old as long as he retains this power and the charm that goes with it.

IN the current issue of the *World To-day* the main feature is a first batch of the private letters written by Walter Page, when ambassador at the English Court to the late President Wilson. They are not of the same depth and humanity as the letters written during the war, when the grave and dangerous situation brought out the underlying qualities of Mr. Page, but they are more piquant and irresponsible. Sir Edward Grey, for whom a great admiration was to grow, "knows," we are told, "no more about trade than I know about the Upanishads." He writes generously about our aristocracy, prefacing his appreciation with the confession that "In our country, however (America), there is nothing noble or convincing in the beneficiaries of privilege; as a rule they are mere sponges, with no moral quality." In England, he confesses that "they are in many respects the finest flower of British civilisation." After such a compliment we may well smile at his exceptions, such as "the dirty duke (I know one who is the biggest liar in England)," and "Now and then a noble lord marries a chorus girl or gambles away his ancestral portraits. But, after all, they are few." This leads to a homely but fine eulogy of the race and its probable future.

THE next paragraph begins with the assertion that "The race isn't degenerating. I imagine that the noblemen of this generation on this island include more first-class men than those of any preceding generation." After further comment in the same vein he proceeds to tell his countrymen that it is a mistake to assume that the British race is being played out, and then, adopting the prophetic vein, he sets forth this view of the British destiny: "What the future has in store is something like this—with the gradual conquest of liberal ideas over privilege

they gradually move forward—many younger sons move forward very fast, and they'll remain the rulers of the world till we accumulate money enough to take our turn at the wheel. There isn't going to be any New Zealander as Macaulay predicted; London Bridge will be open to traffic, I imagine, when Gabriel blows his trumpet. Good family stocks, kept good through centuries—that's the trick that has made English history." These remarks, written in the freedom and confidence of a private letter, show that there were not two Walter Pages, but only one, and that one a loyal friend and admirer of Great Britain.

THE hay-fever season is coming on, and attention may be drawn to the fact that the English plantain has, like the English sparrow, been spreading itself widely in the United States, and, like the sparrow, it generally frequents the more thickly populated "sections." The plantain in America occurs in little-used streets, on the outskirts of cities, on vacant "lots" and on "dump" heaps, and it produces its pollen in great abundance from the middle of May to the beginning of August. Hitherto this pollen has not attracted much attention, but Dr. H. S. Bernton, of the Public Health Service, points out that the plantain pollen is a frequent source of hay-fever. One patient who suffered for thirteen successive years from this distressing disorder had been tested with the pollen of various grasses in the hope of becoming immune, but found that none of these was effective. However, when cutaneous tests were made from the English plantain pollen the itching, swelling and reddening of the skin showed that the irritating cause had been found. After treatment with pollen extract the patient became practically free from the disorder. According to *Science*, the English plantain has been recognised as in the first rank of hay-fever causing plants both in Oregon and Washington, and also far away to the east, in the districts of Columbia, where 16 per cent. of the patients suffering from this debilitating disease during the spring were found to react to the plantain pollen.

POINTS OF VIEW.

To me the chapel roof was tin, a blot
Upon æstheticism and my view;
I murmured imprecations on my lot
The lengthy winter through.

But now all day a starling comes and goes
About that sheet of corrugated tin,
And finds a chink for his parental nose,
And bustles proudly in,

Bearing enormous straws, and dreaming dreams
Of babes that flap their wings like sails, and even
Grow into starlinghood. . . . And so, it seems,
A tin roof may be heaven.

V. H. FRIEDLAENDER.

EARL HAIG may well be proud of the British Legion. First in importance is the fact that it has gained the full confidence of the public. That is the real test of its usefulness. A benevolent association in this country is very soon found out if it has any serious defect, as all the world is taking note of what it is doing and the results achieved. On last Poppy Day the extraordinary sum of £347,403 was raised as a gross total—it exceeded the receipts of the previous year by no less than £88,000. Surely, this constitutes a record of public generosity. Earl Haig's claim that the British Legion is the largest benevolent institution in the world cannot be gainsaid. The spirit of those benefited is witnessed by the promptitude with which loans are repaid. Last year ex-officers repaid the loans made to the extent of £32,912, exceeding the repayments made the year before by £14,236. Earl Haig mentioned a number of helpful and practical schemes that are being carried out. One has been to acquire possession of a factory near the Star and Garter, Richmond, where they will make their own poppies and thus give employment to a number of ex-Service men. A tuberculosis settlement is being carried out at Preston Hall, near Maidstone. A scheme is being

worked out for the organisation of a British Legion Settlement in one of our great Dominions. The British public will give a hearty God-speed to these and other beneficent adventures.

THE south front of Christ Church, Oxford, has been rescued from being built up with shops or flats. The efforts of those on the governing body who aimed at exposing this, the most magnificent elevation of the college, by sweeping away a number of ignoble stables and yards have been successful, and a plan for the treatment of the space gained provisionally approved. This, roughly, is for a spacious lawn and garden intersected by a swift-running brook, at present concealed in a culvert. Christ Church has hitherto been the only big Oxford College without a garden where its members may sit. No memorial or addition could be more fitting than such a lawn to commemorate the four hundredth anniversary of the foundation, which falls in this month. As at present intended, the lawn will be separated from St. Aldates by a fine clairvoyée of iron railings and stone piers, with big gates, to be opened on occasions such as Fights Week, to give a proper entrance to the Meadows. Now that the project has been sanctioned, House men will be interested to know that the Steward was the enthusiast who conceived the idea and carried it through.

AS the allotment holders grow in number they, naturally, are finding adequate mouthpieces, and, fortunately, they have the favourable ear of the public. At the assembly at Caxton Hall on Saturday there were two hundred and fifty delegates, representing five hundred societies; the number of actual allotment holders increased by about a million during the war. For several reasons the nation, as a whole, welcomes their growth. Cultivating the soil is a healthy occupation, especially for those holding city posts, and makes for a robust generation. It leads, also, to better feeding. Vegetables, when fresh gathered, contain the vitamins which modern science proclaims essential. At a time of war the allotment could help to solve the food problem. These are only a few of the advantages, but they are sufficient to induce the House of Commons to give sympathetic consideration to the demands put forward by the allotment societies, of which the most important is security of tenure. Mr. Bainbridge, President of the Society, has very clearly stated the case. "What was needed," he said, in Caxton Hall, "was one Consolidating Act, which would give effective access to the land and adequate security to the cultivator of the soil." Security can only be obtained by land purchase.

FROM what has been said by Sir Gilbert Greenall, President of the Royal Society of Agriculture, it would appear that the show at Chester this year is likely to break records. Most important of all is the President's announcement that the cattle entry is the largest in the history of the show. The figures given were: Horses, 658; cattle, 1,565; goats, 56; sheep, 711; pigs, 932—total 3,922. The show will last from July 7th to the 11th. The show is to be visited by the King on July 8th. The home of the Cheshire cheese and a county famous for its food product could naturally be counted upon to make a fine display of locally grown foodstuffs, and as a matter of fact there are 295 entries of Cheshire cheese and 119 of other cheeses, 85 of butter, 93 of wool and 20 of cider. Fine weather and no foot-and-mouth would ensure a stupendous success for the show and would be a sort of poetic justice, for Cheshire has had a great deal of ill-luck in regard to its cattle during the last few years.

AMONG the most popular exhibits at the Bath and West Show was that of ironwork by Kentish smiths. A quantity of really excellent work was for sale at very low prices. The objects varied from big signs, gates and fire-baskets to bell-pulls, locks, hinges and implements. With the passing of the horse, smiths must rely increasingly on subsidiary applications of their craft, and the supply of hand-wrought iron work is one of the most promising fields for them—if the public only knows how to get into touch

with the men who do the work. For their sakes we give an address, by application to which, stating the type of object required, any of our readers may be assured of satisfaction and cheapness: The General Secretary, Kent Rural Community Council, Springfield, Maidstone. Among upwards of fifty exhibitors we may single out Mr. C. Burden of Brenzett for his magnificent great hinges; Mr. J. Salway and son of Dartford, for gates and fire-baskets; Mr. H. Blackwell of Chelsfield; Mr. Duplock of Biddenden; and Mr. H. E. Skinner of Little Star Forge, Maidstone. But each smith showed excellent work, thoroughly adapted for the home.

UNDER the title of "Repudiated Debts of American States," the *Chicago Tribune* prints a very important editorial pointing out that the United States would be wise to pay these debts, although it is true that the Central Government is under no obligation to pay the debts of an individual State. "Strictly speaking," says the writer, "the debts repudiated by Alabama, Arkansas, Florida, Georgia, Mississippi, North Carolina and South Carolina are not national obligations." But circumstances alter cases. Says the American writer: "While we are asserting solemnly the sanctity of contract in the case of our huge loans to Europe, our position would be more comfortable if we waived in this instance the distinction between the State and the Nation." In a word, the practical suggestion is that the United States should liquidate these debts for the sake of America's good name. It is very sensible advice, and the sum involved is not a huge one for a country so prosperous as the United States. The total default was something like 60,000,000 dollars, which, with the interest, may amount to double that sum, but were the United States to meet the obligations of the individual States it would redound for ever to the credit of America.

THE PEAT SELLER.

A man on the road is calling "Peat!
"Peat for sale!" as he passes by.
His donkey clatters its tiny feet,
The brown turves loom like a tower high;
The man sings softly a little song,
Peeling the green bark from his stick,
Pausing awhile, as they move along,
To stir his steed with a "click! click! click!"

I buy the peats from the donkey cart
To burn in memory now and then,
Of sweet wild things in a world apart,
The smell of the rushes in Wicken Fen;
The rising smudges of village smoke;
The toss of birds on the windy air,
And oh! the voices of friendly folk
Greeting me everywhere.

ELIZABETH S. FLEMING.

IT is good news that the "Sunlighters"—otherwise the members of the Sunlight League—have attained strength enough to hold a meeting at the Hotel Cecil. Dean Inge was thus provided with an opportunity of expounding views on clothes which never occurred to the author of "Sartor Resartus." One of his points was the formulation of a new argument against mixed bathing. It is that the practice leads to the mischievous vulgarity of practically compelling the male to put on more clothes than are good for him. The health benefit depends on free exposure of the skin to sunrays, a plan completely defeated by wearing the garments which the average bather thinks necessary. If the bather is to reap full advantage he should reduce his clothing to the irreducible minimum, and there should be provided a space of land on which he can skip and run after he comes out of the water, wearing nothing that will interfere with exposure to those rays of the sun which are now regarded as healing and healthy. The doctrine should be applied to children who suffer, as well as their elders, from the tradition inherited from last century that they should go about loaded with clothes. Many physicians have preached this gospel of health, and they will be glad to have as recruit a Churchman so influential as Dean Inge.

SQUEEZING OUT the FARMER-OWNER

COMMENTS BY PUBLIC MEN.

[Widespread interest has been aroused by the Right Hon. E. G. Pretymán's prophecies in COUNTRY LIFE last week concerning the disastrous effects of the Budget proposals to increase the burden of Death Duties on land. Mr. Pretymán saw in these proposals a crippling blow to the farmer-owner, and the possibility of the entire extinction of the great landowner. His views have brought letters from many prominent men, but so far not one has expressed disagreement. Agriculture and the right ownership of land are above party politics, and we therefore hope that those who hold opposite opinions will challenge Mr. Pretymán's conclusions if by doing so they can contribute usefully to the discussion.—Ed.]

From THE EARL OF SELBORNE.

Mr. Pretymán is absolutely right. If Mr. Churchill had intended to destroy the homes of the small squires, yeomen and owner-occupiers, which, of course, he did not, he could not have devised a surer method than this cruel increase of death duties.

Probably none but a Communist would deny that these classes are of great value to the State, and yet a Conservative Government does this! Truly our methods of government are strange.

SELBORNE.

From LORD SYDENHAM.

I agree with every word that Mr. Pretymán has written. A reasonable tax on inheritance can be justified. The increase of the death duties is the greatest blot on the Conservative Budget. Already the ruin of the countryside is progressing rapidly and obviously. The new duties will accelerate the pace, and, as Mr. Pretymán points out, the new owner-occupiers will be hard hit and will go the way of their predecessors. The general effects will be to injure agriculture at a time when there is a demand for its development, and the wilful creation of unemployment. All this is plain to everyone who has any personal knowledge of the life of the country.

A direct tax on capital, the incidence of which depends on the chances of life, causing it to fall lightly in some cases and disastrously in others, is manifestly unsound and unjust. Mr. Pretymán rightly maintains that present methods of assessment of agricultural property are flagrantly inequitable.

The moral I am compelled to draw is that, in countries where the town population is in an enormous preponderance, agricultural conditions will continue to be ignored, with the result of grievous injury to the primary production of the land, on which all else largely depends. Democracies based upon town-dwelling electors have proved blind to the needs of the country, while always ready to blame the agriculturists for shortcomings mainly due to legislation.

Moreover, it should not be forgotten that the destruction of the landowners by taxation is deliberately contemplated by the section which affects to believe that nationalisation—the management of the land by a bureaucracy—is the only way to ensure the maximum of production.

SYDENHAM.

From THE DUKE OF NORTHUMBERLAND.

I need hardly say I entirely agree with Mr. Pretymán's view. The root of the whole matter is contained in his statement that "methods of assessment which are suitable for industrial and invested wealth are quite unsuitable for agricultural property." But apart from this, a form of taxation which discourages the sinking of capital in land, prevents continuity of ownership and is so designed as to penalise a family in proportion to the amount of mortality which has befallen it, is not merely unjust, and contrary to the national interest, but inherently absurd.

NORTHUMBERLAND.

From LORD DANESFORT.

I am in substantial agreement with Mr. Pretymán's most interesting article.

I entirely agree with him in thinking that there should be special provisions for the assessment of estate duty on agricultural property, corresponding to the provisions for the assessment of income tax and rates on such property. The present mode of assessment of estate duty on agricultural property seems to me to impose excessive and unfair burdens on the owners.

DANESFORT.

From EARL SONDES.

Real and wise statesmanship would have reduced considerably the present heavy burdens on the land. Instead, we see a new Chancellor of the Exchequer imposing yet further the demands on agricultural and landed property by means of greatly increased death duties. We have in this country everything in our favour—a good soil, a temperate climate, and some of the finest agriculturists in the world. Yet I fail to foresee any future for agriculture, so long as the question of land remains a party one, whereby the rural vote is totally outnumbered and submerged by the urban.

I can only hope, before it is too late, that the electorate will educate itself and rise above all party feeling and learn to realise that a country to be strong, healthy and prosperous, must imperatively possess a strong and flourishing agriculture at its side.

SONDES.

From THE MARQUESS OF LANSDOWNE.

A most valuable contribution to the discussion of this important subject.

From LIEUT.-COLONEL THE HON. CUTHBERT JAMES, M.P.

May I, as a humble back-bencher, endorse every word of Mr. Pretymán's strictures on the Budget proposals to increase the death duties?

As a Conservative I have consistently opposed the Socialist proposals of a capital levy on the grounds of utter economic unsoundness.

Yet these new proposals, though their label is different, are in fact identical in principle. Further, the money derived is not devoted to the extinction of capital debt and the reduction of taxation, but to current expenditure. One thing is certain. No stone must be left unturned to induce the Chancellor of the Exchequer to examine the reactions of the death duties for himself and independently of his official advisers.

If he does this, I am confident that he will realise that injuries caused by these taxes far exceed any possible good to the State, and will change his outlook.

The advertisement columns of your pages are full of houses and estates to be let or sold because the owners, thanks to death duties and other taxation, are unable to live in them. If you go through the countryside you see place after place with gates broken and unpainted, ditches choked, fences in disrepair, the land farmed "on the cheap," because the owner or owners who have succeeded are crippled by the payment of death duties—and maybe jointures as well. One knows, too, of instances where old pensioners could no longer be paid, where the elderly labourer had to be dismissed to make way for someone more active and more able to earn his wages. Of the big house shut up, of gardeners, etc., being discharged and so on. This is the state of affairs in regard to the great country houses. Now, on top of it all, the Treasury proposes to extend and complete the ruin.

"The big bath sponges have been squeezed dry as a source of income—let us wring out the face sponges," say the "experts"! They say, too, there is merely a transference of land, but sometimes at what cost? Your industrial who has been lucky and made his pile buys a country seat. Sometimes he does it well—very well. Sometimes he does not. I recollect hearing of such a one after he had missed his umpteenth consecutive pheasant, "Ow I 'ates these 'igh pheasants. Give me 'ares."

The country wants, not these men, but men who have been born and bred on the land and to whom it is essential that the State should give a sporting chance of decent existence. These the new Budget proposals deny.

As a climax, we have confronting us a whole series of new proposals dealing with the land, its tenure and cultivation, "the Lloyd-Georgies" very much after (or behind) Virgil.

We have not yet received the companion tome to that inimitable though shallow work "coal and power," but, as we are receiving some of the publicity in the form of advance speeches, we know pretty well what to expect.

CUTHBERT JAMES.

From THE EARL OF NORTHBROOK.

I cannot express my views on this subject better than they were expressed by Lord Clinton at the annual meeting of the C.L.A. on May 28th and reported in the *Times* of the 29th.

NORTHBROOK.

From MR. H. G. WILLIAMS, M.P.

I think that Mr. Churchill's proposed switchover from super-tax to death duties is a mistake, and I spoke to that effect in the House of Commons on Budget Day, April 28th.

HERBERT G. WILLIAMS.

DERBY AND OAKS

THE BRILLIANT VICTORIES OF MANNA AND SAUCY SUE.



THE FINISH OF MANNA'S DERBY.

IT may never have happened in the long history of racing at Epsom, certainly it never has within living memory, that both the Derby and the Oaks of one year have been won so amazingly easily as was the case last week. Manna won the Derby and Saucy Sue the Oaks, each with eight lengths to spare from the nearest horse. Historians on those matters have decided that each won in what is called "a canter." Both, no doubt, could have "pulled" out more had they been pressed, but it did not occur to me that either Donoghue or Bullock showed any dawdling tactics. They were desperately anxious to win, and, while victory was a foregone conclusion for the brilliant filly, it was very much otherwise where Manna was concerned. Donoghue and Manna, therefore, did not tarry. They made the best of their way home, and, if galloping at a racing pace without severe pressure being used, be cantering, then it is true that Manna won in a canter.

Let us, rather, be quite certain that he had practically won his race when more than six furlongs from home. That is an incredible distance from home for the issue of the much-discussed race to be settled. Yet, it was between the seven and the six furlong post that Donoghue gave Manna his head, and for the rest showed only the horse's heels to the others. I often wish I could be at Tattenham Corner to note the action of these best three year olds as they make the turn on the descent. Donoghue and Manna must have thoroughly enjoyed themselves when showing the way with their lead steadily increasing. As the jockey remarked to me soon after he had weighed in: "My fellow wondered where I was taking him to because his ears were working backwards and forwards, and then they pricked as I showed him the way home up the straight." So, on the redoubtable partnership came, with never a false step, never a pause, and the gap between him and the next never lessened. One stood fascinated to watch the colt's splendid speed and the way he had already trounced the opposition. Taking a quick look behind him I could just make out that the second horse was the Aga Khan's Zionist, but that he had no hope of catching up.

Then what of the others? The favourite, Cross Bow—where was he? Conquistador, the public tip of his owner, Lord Derby—what had become of him? They were not anywhere near the front, if, indeed, there was any front at all. Manna, you see, had made it a procession and not a race. While the crowds were cheering for their most popular jockey, the rest were labouring home, and behind Zionist I noted Warminster and Solario, the latter of whom snatched fourth place on the post immediately behind Mr. A. K. Macomber's The Sirdar. Behind Warminster came St. Becan, Cross Bow, Runnymede and Pons Asinorum. And then came the remainder of the twenty-seven still unaccounted for. But when you bear in mind that the winner won

by eight lengths it will be understood what a long way off were Cross Bow and the others. It was most essentially a one horse Derby, even more so than in the case of Sansovino a year ago.

I find I have written at the outset of the tail end of my story. There is much to tell of one's impressions in the paddock (always interesting), and some other details that are essential to a complete narrative of the race which has such an amazing hold on the people, whether at any other time they care a fig about racing or not. It is old news to be sure that the weather was perfectly beastly, since the rain which set in very early in the day continued to the end and was accompanied by a gale of wind. I thought Sansovino's day a year ago was about the worst possible. Manna's day, however, beat that for positive vileness. Yet the track remained in fairly good condition, and when I walked the full Derby course before racing started on the following day, one would never have imagined there had been so many hours of rain. Only round Tattenham Corner was it rough, uneven and badly worn. A friend wondered why they did not have an autumn meeting at Epsom. The best answer is that the track round Tattenham Corner would not stand any more racing. The top soil and turf get fairly pulverised after the four days of the Epsom meeting, especially when there has been heavy rain.

I saw the unfortunate Ptolemy II for the first time when I came across him in a loose box in the paddock. He was about



W. A. Rouch.

MANNA, THAT "SHINING EXAMPLE" OF THE MEDIUM-SIZED THOROUGHBRED.

Copyright.

to be saddled by Denman. There were no detectives around. I fancy the stewards were responsible for their absence from this stage of the horse's candidature. He is an uncommonly big dark brown horse, short in the rein and in the back, and decidedly leggy. What a contrast is provided by Manna! "He stands rgh. 2½ ins., perhaps a shade more," remarked Fred Darling, his trainer, when discussing this point with the writer. Where he is so good, however, is in his simply perfect back, loins, and quarters generally, and the muscular development which extends right down to the hocks. For one of his size he is almost abnormally made in this respect as, indeed, I think St. Germans is. This is clearly the day of the medium-sized thoroughbred, of whom Manna is a shining example. No good judge of a horse could have failed to be impressed with the symmetry of outline and the general expression of high intelligence and exquisite quality.

Cross Bow did not look particularly happy in the rain, but there was no mistaking the confidence in him. One gathered that he must have shown classic form in a gallop at Manton with St. Germans, apart from the very favourable impression he made when returned the easy winner of the Newmarket Stakes. He has a plainish head and his neck might be more masculine looking, but he has an admirable top and the best of limbs, while his action is all that it should be. Conquistador had done enough with Sansovino to make his chance an outstanding one, while it is clear he had been forgiven for his astonishing defeat in a paltry little race at Haydock Park. Bucellas I only saw in a stall being saddled. Runnymede I noticed, and apart from them I have either described the rest on previous occasions or they were not worth notice, so absurdly out of place were they in a Derby field.

For Cross Bow it can be said that he did not strike off too well, but there is no tangible excuse for him on that score. Frank Bullock had no excuse to offer afterwards. Apparently he could not go the pace, and is probably one of those horses quite unsuited to the Epsom course. The really good horse, of course, goes well on any course and in any sort of going. Solario—so his jockey, Beary, said—lost valuable ground at the start through the tapes impeding him and one or two others. The jockey imagined it would not be a start and hesitated. It was fatal hesitation. Mr. H. E. Morris, the Shanghai bullion broker, proudly led in his victor, and was subsequently congratulated by the King. We may join in the general congratulations on his great good fortune in winning the world's most famous race with his one horse. We may congratulate, too, that wonderful little man (especially at Epsom), Donoghue, on now riding his fourth winner of the Derby at Epsom, in addition to two winners of the New Derby in the war period at Newmarket. Pommern, Gay Crusader, Humorist, Captain Cuttle, Papyrus and Manna are the Derby winners with which Donoghue's name will be linked for all time. Considering his age and the strenuous life he has led, Donoghue's retention of his nerve and skill is positively marvellous.

May it not be true, however, that the man most entitled to congratulations over this Derby is the trainer, Fred Darling of Beckhampton, who three years ago trained Captain Cuttle to win for Lord Woolavington? But I suggest that the part he has filled now is altogether bigger. It was he who hunted

round the yearling boxes at Doncaster in September, 1923, until he found the colt by Phalaris from Waffles. The mare had never raced, and there was no reason to suppose she would breed a Derby winner, though well enough bred. He was struck with the appearance of this colt among the lot sent over for sale by the well known Irish breeder, Mr. J. J. Maher, and he made up his mind to bid for him.

Yearlings were fetching big prices then. Even so, he would probably have made the purchase for less than 6,300 guineas but for the Hon. George Lambton, who was buying for the Aga Khan. As he was the under-bidder, we may assume that he also liked the colt. The credit for selection and purchase, then, belongs entirely to Fred Darling, as also does the most skilful training. Manna was a high-class two year old, as I pointed out in a recent issue, and after he had won the Two Thousand Guineas in such style, it was only a question as to whether he would stay the extra half-mile of the Derby. As trainer and jockey came to satisfy themselves on that point, who can wonder that the colt now ranks as the Derby winner? Fred Darling, the trainer, the man who, as a rule, is rather overlooked on these occasions, is the man to whom great honour is due, and I take pleasure in emphasising that fact in COUNTRY LIFE.

Saucy Sue won the Oaks for Lord Astor in the dazzling fashion expected of her. With her out of the way, the same owner would still have won with his other filly, Miss Gadabout, just as was the case in the One Thousand Guineas. The greater one went to the front even sooner than Manna had done. This happened just after leaving the mile and a quarter post. Up to that point Bullock had been sitting hard up against her, so keen was the filly to get the job over. She ran the course in better time than Manna had done, but then the weather was better and the going sounder. In any case, I pay no heed to times as taken haphazardly in this country. Mr. Anthony de Rothschild was third with Riding Light, ridden by Donoghue, but it must be understood that there were no fewer than sixteen lengths between first and third. The fact tells a story of itself.

Some critics maintained that Saucy Sue could not have pulled out any more had there been any occasion to ask her. Well, what do such people want? She is unbeaten in all her races; she had no mercy on her opponents, and she won in effortless fashion. How are they to know she could not have done more? Really, this sort of thing is beyond fair criticism.

Lord Astor may have been disappointed again in the Derby, but he must be used to that, as he is also used to receiving the most ample compensation. It would, doubtless, gratify him beyond words to see the parts played by Saucy Sue and Miss Gadabout two days later; and then there was the very convincing Coronation Cup win of St. Germans, who gave Sansovino a severe trouncing. It was such a very complete victory that we are bound now to anticipate the success of the winner for the Ascot Gold Cup. One line more and I have finished. Lord Glanely's colt by Grand Parade from Flying Scud sadly disappointed for the Woodcote Stakes, which was won for Mr. S. B. Joel by Jessel. But it was a distinctly moderate Woodcote Stakes field.

Next week the theme will be Ascot! PHILIPPOS.

THE ROAD

The white road winding mile by mile
With dusty ups and downs,
Linked up, in its slow genial style,
The villages and towns:
Till the new-fangled railway came,
And proud of speed and load,
Snorted contempt with smoke and flame
At the obsolete old road.

The mail-coach sprang a swifter team,
The mail guard blew his horn;
They vanished in a mist of steam,
Leaving the road forlorn:
And twenty miles from anywhere
Stretched vacant to the sky,
With rumbling farm carts here and there,
And lovers mooning by.

The railway laughed, "Such things must be;
While I am roaring through
The landscape, who that flies with me
Will stay to crawl with you?
Ever on your untrodden track
Greener the grass shall rise,
While I shall carry there and back
Man and his merchandise."

Time passed, and—strange impertinence!
A vehicle of sorts
Was heard one day behind the fence
Emitting counter-snorts:
There came no sound of cantering hoofs,
Of clanking curb or chain,
But thick above the cottage roofs
The dust-clouds rose again.

And then—and now to cry its wares
The railway posters plead,
Its scenery, its paltry fares,
Its smoothness and its speed:
Just as the "Lightning" tried in vain
With lure of extra haste
To stem in Sailor William's reign
The tide of changing taste.

For still they gather on the scenes
Ever in denser ranks,
The thirties, twenties, and fourteens,
Lorries and charabancs:
And trucks are in the siding stowed,
And engines in the store,
And the old white road—the Roman road—
Comes to its own once more.

ALFRED COCHRANE.

THE GUNS



1810 AND 1918.

THE handling of guns is a business, not an evolution or stunt. The very drill necessary for bringing a gun into action, so swift, although so intricate, has an immense reality about it which excites the public almost as much as it stirs the ex-gunner. Judging from the applause at Olympia, the most popular event in the whole Military Tournament is an eighteen-pounder sub-section of the Territorials, tin-hatted and respirated, dropping into action front. Coming as it does in the middle of a gorgeous and edifying pageant illustrating the history of the Royal Regiment, to which whiskers and periwigs, muzzle-loaders and culverins contribute a romantic element, the tremendous effect of this everyday performance results from its vivid realism. Perfect displays of drill and glittering musical rides are delightful to watch, but they are far from the business of war, and there is almost as much of the theatrical about them as about the pageant. It does a gunner's heart good to see his ordinary business stir the vast audience even more than these displays.

For, to any man who has handled them, those sleek creatures, the guns, have a glamour all the more potent for being grounded in memories of toil. He has but to hear the jingling thunder of a battery in column of route, and to catch their odour, half horse, half mechanism, for a flood of memories to wake within him and course down his spine. His memories are of innumerable acts, performed not mechanically or *en masse*, but by himself, individually. Gunnery can never be reduced to a mechanical process. Every individual in a battery has to be a thinking being, whether he be driver, gunner, or officer. In the intricate process of coming into action, and the still more specialised operation of laying on to the target, success depends on every man perfectly performing his act in the chain. The whole of a gunner's training is directed to preparing him for the discharge of the gun. His life centres round the six sacred machines of his battery. They are to be pampered and watched, to be dragged through hell, and never deserted. In their service he learns an intricate and extensive art.

To the layman the process of firing a gun may seem a small thing to occupy the life of a man. There are the horses, he sees, and there's the gun. Unhook it and pull the trigger, and there you are! At Olympia he can see the actual thing being done by a sub-section—that is, one gun and its team. He can admire the swiftness of the operation, but, if he does not know the amount that has to be done and decided before the gun comes anywhere near its position, let alone before it is fired, and not to mention the job of getting it away again, he cannot guess the thrill that the spectacle gives to a gunner. For the gunner knows that, in the field, a violently rapid series of processes has taken place before that culminating word "Fire" can be given. The battery commander has received orders from his brigadier to get the battery into action within a certain area. In that he has to choose quickly a stretch of ground, either open or concealed from the enemy, with as good

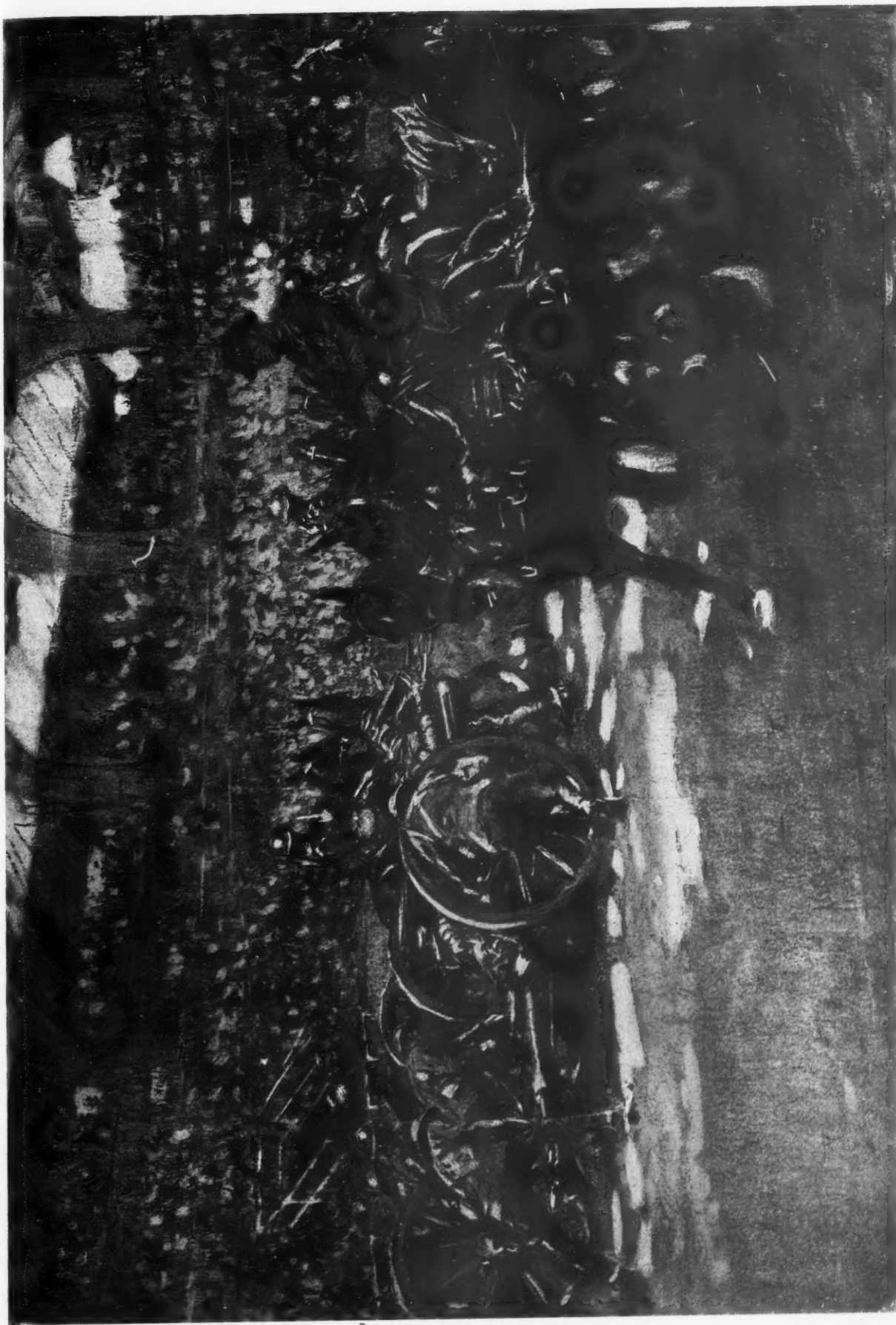
platforms for his guns as possible, and tolerable approaches. That decided, the observation post must be found, often a considerable distance from the battery position, while the captain hurries to the rear to select the wagon lines, whither the teams and limbers retire. The moment wagon lines and observation post are settled, the telephonists set about opening communications, the battery commander, at the observation post, works out his ranges and fixes his aiming point for the angles of fire, and the battery is brought on to the position. If it is an open position, it is hell for leather over the uneven ground, each sub-section making for its place, previously selected by its section commander. On its arrival it receives the order halt, action front (or right or left, according to the line of approach). Nos. 2 and 3 of the sub-section, seated on the gun limber, spring off, unhook the trail, and, assisted by No. 1, or sergeant in command of the sub-section, whirl the gun about, while the limber hurries back to the wagon lines. Simultaneously the wagon draws up on the left of the gun, with the remainder of the gun's crew, and the angle of fire, between aiming point and target (if open sights are not being used), is registered on the dial sight—an instrument like a periscope with a revolving top, marked into 360°. The process of laying the gun—on line and correctly elevated—is performed by No. 3, seated on the left of the breech. No. 2, seated on the right, has charge of the breech, and No. 4, kneeling left of the trail, loads the shell. Nos. 5 and 6 are kneeling behind the wagon supplying ammunition to No. 4.

Such, in a few words, is an outline of the drill of getting into action. At Olympia, the act comes as the culmination of a preparatory pageant. We see The Trayne of Artillerie, such as Sarsfield captured from Dutch William before Limerick—the heavy piece escorted by fusiliers on foot. Then the first sub-section, after the foundation of the regiment by Marlborough in 1716. We see how the uniforms changed and the guns got sleeker and more deadly. In the specimen of garrison artillery, as used at the siege of Gibraltar, and the first three-pounder

galloper carriage, used in 1793, we see the gradual adaptation of the Royal Regiment to the varying needs of war. The descendants of "O" Battery R.H.A., which was at the Battle of Leipzig, perform again their function of firing rockets, while we are given a musical ride in the costume of the Peninsular War. Some of the most gorgeous uniforms were sported by the artillery of the East India Company, with great helmets with tails like French *cuirassiers*. Then come the whiskered gunners of the Crimea, the bearded, white-clad men of the Mutiny, and the fur-coated crew of a sledge gun, such as was used in Canada in 1870. The band breaks appropriately into "The Elephant Battery" when an "oont" (provided, together with the wigs, by the resourceful Messrs. Clarkson) appears with its detachment, as in the Afghan War of 1879. And so the chronicle proceeds, through Tel-el-Kebir and the Boer War (twelve span of oxen drag one of the famous four point sevens) to the far-flung line of 1914-18.



WITH SADDLES IN THE RIGHT HAND.



ACTION FRONT.
A sub-section of Territorials, 1914-18.

A variety of "pieces" figure in this recent procession—6in., and 4.5in. howitzers, 60, 18 and 13 pounders. The last events are provided by a section of a pack battery of mules, with the ingenious collapsible 3.7in. howitzer. Incredible obstacles are surmounted, not without mulish tricks and consequent laughter; and then we have a display of Coming into Action, *à la mode*, by a section of mechanically drawn eighteen-pounders. The No. 1's stand by the driver of the huge, purring caterpillar lorries, and the men sit very comfortably either side, as though at a dinner party, with the section commander in an arm-chair at the rear. The agility of the lorry is astonishing, well shown in the process of limbering up.

Sentiment, or prejudice, has perhaps confined this view of the Tournament too closely to the guns. Absorbing as are their affairs, it is impossible to forget many of the earlier events, especially the Mounted Display by the Equitation School, Weedon, and the no less fascinating musical ride by the R.A.S.C., driving and riding tandem fashion. The former will recall to many the "bendings" and other adventures of the *manège*, carried to a wonderful proficiency. After removing their stirrups and saddles at the canter, the riders take off and put on their coats going over the jumps. The display shows with remarkable clearness the essentials of jumping—grip and balance alone being necessary not only for sticking on, but for guiding the horse. C. H.

DEVON CATTLE

By the President of the Devon Cattle Breeders' Society.



A TYPICAL GROUP OF DEVON COWS.

THE Devon is one of the oldest breeds of cattle in the British Isles. Colonel J. Tanner Davy, the originator of the Devon Herd Book, published the first volume in the year 1851, in which he says, "The Davy family have bred choice Devons for the last 150 years." The Devon Cattle Breeders' Society was formed in 1884, since which time the breed type has vastly improved. While retaining all the best points of the old North Devon, the present-day animal is of larger scale, combining early maturity and symmetrical form.

It is claimed by admirers of Devons that no other breed of cattle is capable of producing the same weight of prime beef on a given quantity of food. As an illustration the following may be quoted: Recently a breeder in the Midlands, who is very partial to one of the favourite breeds, had a farm bailiff who was equally keen on Devons as graziers. They had a practical test with twenty yearlings of each of the two breeds costing the same money when purchased. The animals were all treated the same way as regards outdoor feed, and when in stalls for the winter the food was carefully weighed. The result was that all the Devons were fat and sold to the butcher before the first beast of the other breed was fit. The amount realised for the bunch of Devons was the same as for the other bunch; and, further, it was found that nine animals of the other breed consumed the same quantity as twelve Devons. This test was repeated with

a similar lot in the following year, with the same result. Those who are anxious to discover the most economical beef producing animal, and the one which will, therefore, yield the largest margin of profit, cannot afford to overlook the special advantages of the Devon breed. It is not unusual for Devons to yield over 70lb. of beef to 112lb. live weight. It is possible to lay the foundation of a herd of the first rank on less capital than with any other fashionable breed. A recognised feature of human life is to hold on to something good when one has got it, and this must be a predominant feature of Devon cattle breeders, since, considering the number of animals entered in the Herd Book, there are fewer dispersals of private herds than in any other breed. Seldom indeed does such a sale happen, unless brought about by the death of the owner. There are many herds that contain show cattle, yet they are not brought forth, simply because their breeders are but small farmers who are unable to afford the heavy expense of showing. All Devon breeders are fully cognisant of the fact that the breed is of supreme quality. It is partly owing to the above facts that the breed is not taken up in districts away from its native home to the extent that its merits deserve.



HIGHFIELD FARTHING 6TH.
A Devon County Show champion.

SOUNDNESS OF CONSTITUTION.

Constitution is one of the strong points. Being bred so much in the open and housed so little accounts for animals of this breed so seldom reacting to the tuberculin test. Store cattle are generally kept out in the fields all the winter, where,

with the help of a little hay or straw when the weather is very severe, they will thrive and do well. They are equally at home on the storm-swept hills of Exmoor or in the rich vales. Devons have, throughout the world, proved themselves to be splendid ranching cattle. Where droughts occur and considerable distances have to be covered in search of food and water the great hardiness of the breed is clearly seen. In fact, Devons will live and thrive where many other breeds will starve.

The following report from Queensland as regards constitution of the Devon and ability to live in hot climates affords a better illustration than all our home experiences: "At a large ranch in Queensland the owner had, at the beginning of a severe drought, twelve Devon bulls and fifty of another breed, but at the end of the drought he had ten Devons and two of the other breed."

In South Africa it is claimed for the breed that it stands second to none under the most trying conditions. The Devon is essentially a foraging and grazing animal, and is capable of being fattened at any age to yield beef as fine as the world can produce.

DEVON COWS AS MILKERS.

One often hears the remark that, although the Devons are undoubtedly one of the finest beef producing animals in the world, they are poor milkers. This may have been the case

in days gone by, but it will be found that the old type of cow has been improved upon, and to-day there are numerous dairies composed entirely of Devon cows, especially in Dorsetshire and East Devon, where the cows are let to dairymen at high prices. That only Devons are kept speaks well for the breed, for many of the farms are cold and bleak. Many cows are giving a thousand gallons or more, and 700 to 1,000 gallon cows are nothing unusual, but it should be borne in mind that the quality of the milk is very rich. At the London Dairy Show in 1920, with an entry of 185 cows of all breeds, a Devon cow gave the highest percentage of butter fat, 6.43. In the open milk test for cows of all breeds at the Bath and West Show at Plymouth in 1922, in which South Devons, Shorthorns, Red Polls, Friesians, Jerseys, Dexters and Devons to the number of thirty-one competed, the first and second prizes were won by Devon cows. The first-prize animal gave 66½ lb. of milk in twenty-four hours.

Many Devon herds are now being recorded by the Yeovil, East Devon and Dorchester Milk Recording Societies, and great improvements in milk records are reported. The butter fats, where taken into account, show the Devons to great advantage when compared with other breeds. According to the secretary of a certain milk recording society, during the exceptionally dry year of 1921 Devon herds averaged the same yield as in the previous year, while cows of other breeds dropped some 253 lb.



OVERTON GOLD COIN 2ND.



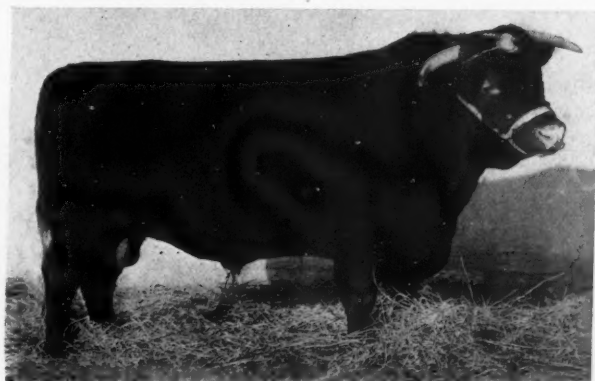
A "ROYAL" PRIZE-WINNING YEARLING.



GOLLON PRINCE II.



A BATH AND WEST WINNING TWO YEAR OLD.



HAM HILL FAVOURITE.



IN FULL PRIME.

TYPICAL BULL CHAMPIONS.

PROMISE AND FULFILMENT.



HIGHFIELD BELLE.
A two year old "Royal" champion heifer.



SUCCESSFUL AT SMITHFIELD.
Ethel 6th, reserve for the Breed Cup, 1924.

At the London Dairy Show in 1921 the work of the Devon is shown by the following table of results of all breeds:

Breed.	No. of Animals	Average Days in Milk	Average Yield of Milk in lb.	Average Butter Fat per- centage	Average points obtained
British Friesian ..	21	69	50.4	4.25	111.79
DEVON ..	8	44	44.8	4.95	107.85
Ayrshire ..	2	39	47.6	4.93	106.72
Pedigree Shorthorn ..	56	36	43.1	4.31	88.72
Non-pedigree Shorthorn ..	20	18	47.9	4.25	104.35
Lincoln Red ..	11	45	47.7	3.88	100.52
Jersey ..	18	102	28.8	5.09	76.18
Guernsey ..	23	84	29.8	4.95	76.56
Red Poll ..	27	66	37.2	4.40	83.09
South Devon ..	5	77	42.7	5.01	104.44
Kerry ..	20	75	28.1	4.83	68.89
Dexter ..	5	139	20.4	4.88	57.89

A breeder in New Hampshire, U.S.A., writes in February, 1925:

"Some years ago I imported twenty head of a certain breed from some of the most notable herds in England and I had one of the five best herds of this breed in the United States. I also had a few Devons and accidentally my attention was called to the value of the Devon Milk. From that time I had records kept of both quality and quantity and also of the cost of feeding. The difference was so marked that about a year ago I decided to drop the other breed, and cleared the whole lot out. In actual tests as to costs in both milk and beef I found the Devons so much ahead of the other breed that I felt it would be more to my interest to devote all my attention to them, and they are now giving wonderful records. They give more milk and butter than the other breed on two-thirds the feed and sell better for beef."

In consequence of the ever increasing demands both at home and abroad for the Official Milk Records of cows and details of the milking strains of bulls, the Devon Cattle Breeders' Society have added a Dairy Section to the Herd Book.

The average yield of milk of seventy-six cows and heifers entered in this section was 8,187½ lb. for the year ending October 1st, 1924.

All this goes to prove that the Devon is quite able to hold its own with any other breed as regards milk under similar conditions.

DEVONS AT SMITHFIELD.

Steers are produced of the very first quality, weighing 16cwt. to 17cwt. live weight under three years old, and in 1915 at the Smithfield Fat Stock Show a Devon steer at two years and ten months old weighed 19cwt. 2qrs. 21lb., being the heaviest animal of any breed in the show: and it must be remembered that such animals are bred from cows capable of bringing up two calves a year.

It should be mentioned that whenever the dairy days of the Devon cow are ended the animal is more easily and profitably converted into beef than any of the more fashionable milking strains.

At the 1924 Smithfield Show a Devon steer at fourteen months old scaled 11cwt. and 24lb., being the heaviest animal of any breed in the Baby Beef Classes, while in the class for heifers under three years old a Devon at two years eight months three days scaled 16cwt. 3qrs. 12lb., and was the heaviest heifer in the show.

During the past year there has been a considerable increase in the membership of the Devon Cattle Breeders' Society and many new herds have been started. Sales of bulls, steers and heifers are held each year, full particulars of which will be willingly sent by A. E. Gerrard, Secretary, Devon Cattle Breeders' Society, Wiveliscombe, Somerset.

Finally, as proof of the appreciation of butchers and those for whom they cater, it will be found that not only at Smithfield, but at all markets where Devon steers are sold they invariably command top prices.

JOHN POPE.



THREE PRIZE-WINNING DEVON STEERS.

THE EXMOOR OF "LORNA DOONE"

Among English novelists probably none has greater popularity centred upon one book than R. D. Blackmore, the centenary of whose birth occurs on the 9th of this month. So far has "Lorna Doone" eclipsed those of his other novels which equally deserve attention, that the common impression is that he was a Devonshire man, though, actually, he was born in Berkshire.



THE "PRECIPICE-GIRT GORGE" OF THE DOONE VALLEY.

SURELY the pleasantest of literary liars, in the Pickwickian sense, is Richard Doddridge Blackmore. Many men have written novels in a topographical setting, but if they wished to play tricks with the scenery, they have usually covered themselves with the cloak of geographical anonymity. Or, as is more the fashion nowadays, the landscape is done with even too exact and minute a pencil, and the local atmosphere overpowers the romance. Blackmore, on the contrary, has kept to the exact local names, and yet heightened and exaggerated the country beyond measure of literary licence.

Yet, strangely enough, to wander over the Doone country with Blackmore in the hand and the mind is not to gibe at the man who turns the actual open moorland of the Doone Valley into a precipice-girt gorge, but to rejoice in the gifts which have added true romance to the native spirit of the Exmoor country.

The story of "Lorna Doone" centres in the valley of the East Lyn and its tributary waters, and one of the great beauties of the story is the contrast between the peaceful life of the Ridd farm and the lawless manners of the Doone tribe. The human contrast is accentuated by the character of

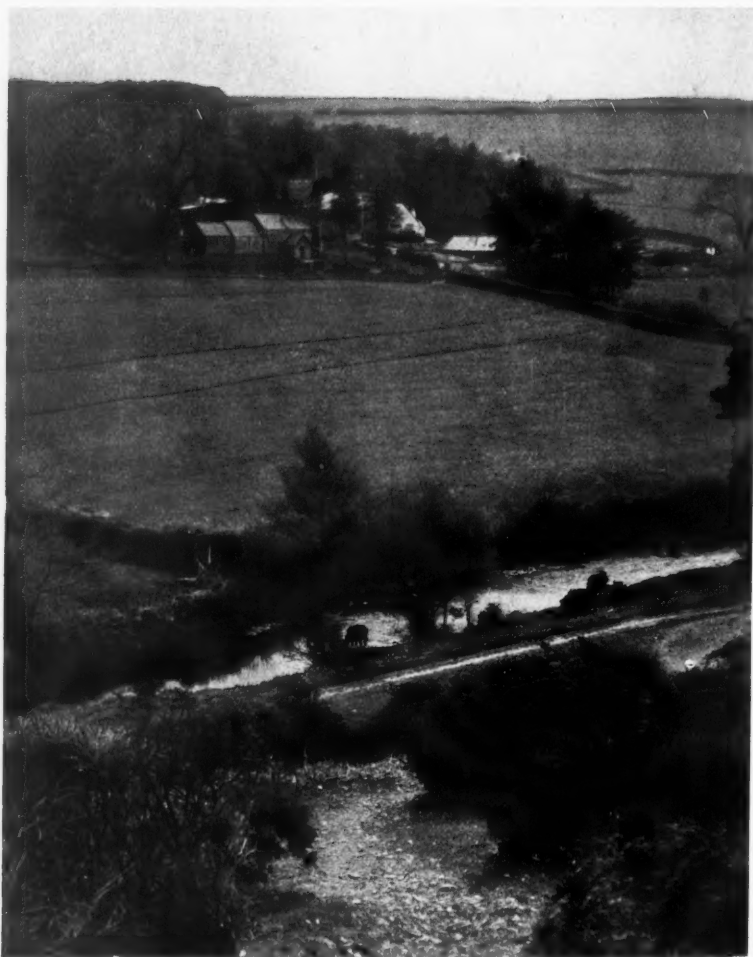
the cultivated Lyn Valley, on the one hand, and the totally different Badgeworthy, on the other. The Lyn comes down



W. F. Taylor.

OARE WATER AT OAREFORD.

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THE PEACEFUL SETTING OF JOHN RIDD'S FARM.
Oare Church, from across the valley.



W. F. Taylor.

EXMOOR.

As wild, if not as vast, as Blackmore painted it.

Copyright.

off the moor plateau to a different setting than that of the Badgeworthy, and the parish of Oare is one fit to maintain a self-contained agricultural community. "Almost everybody knows in our part of the world at least, how pleasant and soft the fall of the land is round about Plover's Barrows farm. All above it is strong, dark mountain, spread with heath, and desolate, but near our house the valleys cove, and open warmth and shelter. Here are trees and bright green grass, and orchards full of contentment, and a man may scarce espy the brook, although he hears it everywhere."

But farther down, as John Ridd goes on to say, the Lyn valley narrows, and gets barer, and then ends its short journey to the seas through the astonishing gorge which opens Lynmouth. It is, perhaps, idle to try to fix a spot for "Plover's Barrows" farm. If it is, as the book says, two miles above where the Badgeworthy joins the Lyn, then it is about Oareford, the richest part of the vale, but elsewhere in "Lorna Doone" John Fry describes it as within sight of Oare Church, and that would put it lower. Just opposite the church is a farm, the present building is modern, and this is usually said to be "Plover's Barrows." Here has lived for generations the family of Snow, and the Nicholas Snow who held it in Blackmore's day only died a few years ago.

It was in Oare Churchyard that the elder Ridd, murdered by the Doones, was laid to rest. "So we buried him quietly—all except my mother, indeed, for she could not keep silence—in the sloping little churchyard of Oare, as meek a place as need be, with the Lynn brook down below it. There is not much of company there for anybody's tombstone, because the parish spreads so far in woods, and moors, without dwelling house." The little girl Annie "was not allowed to come, because she cried so terribly, but she ran to the window and saw it all." This, again, should fix the spot of "Plover's Barrows" farm, as the farm opposite is in full view of the church.

Tradition says that it was through the middle window of the nave that Carver Doone shot Lorna as she stood a bride beside John Ridd at the Oare altar. The curious will note that a John Ridd is the present churchwarden at Oare.

This, then, is the setting of the farming life of "Lorna Doone"; up the Badgeworthy valley comes a different world. Blackmore has described "Bagworthy Forest, the blackest and the loneliest place of all that keep the sun out. Even now in winter time, with most of the wood unriddled, and the rest of it pinched brown, it hung around us like a cloak containing little comfort."

Those who go up the stream will see what Blackmore saw in the weird grove of oaks, stunted, but old, twisted to the sharpest angles, all grown over with long grey beards of lichen. It is a strange woodland, and stranger in winter, or, perhaps, spring, with primroses massed on the hillside as a contrast to the death-like trees.

Where this wood thins at its upper border, a little stream comes down the hillside. It is the original of the famous water entrance to the Doone fortress. "For, lo! I stood at the foot of a long, pale slide of water, coming smoothly to me, without any break or hindrance, for a hundred yards or more, and fenced on either side with cliff, sheer, and straight, and shining. The water neither ran nor fell, nor leaped with any spouting, but made one even slope of it, as if it had been combed or planed, and looking like a plank of deal laid down a deep, black staircase. However, there was no side rail, nor any place to walk upon, only the channel a fathom wide, and the perpendicular walls of crag shutting out the evening." Of course, the original is not like this. In scale it is the pleasantest of little domestic waterfalls, but it has character, and one does not resent the exaggeration of romance.

It is half a mile farther to the side valley where a few stones are shown as the foundations of the Doone village. There is nothing here of "the deep green valley, carved from out of the mountains in a perfect oval, with a fence of sheer rock standing round it, eighty feet or a hundred feet high, from whose brink black wooded hills swept up to the skyline." The terrific entrance of Doone Gate comes down to a mound partly blocking the entrance to the valley. Still, it is a poor spirit which resents the contrast, for the spirit of Exmoor lives in "Lorna Doone."

WILL. F. TAYLOR.

MR. HARRIS'S CHAMPIONSHIP

BY BERNARD DARWIN.

BYOND all doubt, the most satisfactory thing about the Amateur Championship of 1925 was the result of it. I believe that if, before it began, a general vote of golfers could have been taken as to who they would like to win, Mr. Robert Harris would have come out at the top of the poll. It is twenty-five years since he first entered, and, except for a couple of years, when he was very young, he has played in every championship since. During those years he has been twice in the final and once in the semi-final, and has had a distinguished record in all sorts of other competitions. Certainly in one of his two finals, that against Mr. Wethered, at Deal, he played golf fully good enough to win, and was battered to pieces by the overwhelmingly brilliant attack of his adversary. And now, at last, he is the champion, and, I hope, "proud o' the title, as the Living Skellinton said, ven they show'd him." At any rate, his many friends are proud of him.

If the Amateur Champion of the year has any distinct effect on the golf of the coming generation, then Mr. Harris's victory ought to be very good for British golf. There could not be a better model. He is a long, though not enormously long, driver, who never goes out for theatrical shots, nor tries to hit the cover off the ball. In his younger days he used, if I remember rightly, to enhance his length, sometimes successfully and sometimes disastrously, by the artifice of the hook, but to-day he never does that unless he has a very ample margin of space at his disposal. If he ever errs at all, it is rather in the direction of a hook, but that is only because it is his nature to, and the best of golfers must have some original sin which occasionally peeps out. Again, he is a shining example of the value of accurate iron play, and especially of controlled iron play. You never see him under-club and over-hit himself with an iron club. He plays every shot thoughtfully and carefully, and yet he never wastes time by walking funereally or by mere aimless pottering in the modern fashion. And finally, he bears this hall-mark of the good golfer, that practically all those who play with him unite in regarding him as the best foursome partner of their acquaintance.

Mr. Harris had anything but an easy time of it. He drew no bye, and in his very first match young Mr. Geoffrey MacCallum, playing most plucky and excellent golf, gave him a very hard run for his money. Then, on the third day, he had to encounter Mr. Torrance and Major Hezlet one after the other. It is true that Mr. Torrance was partially incapacitated by a stiff neck and a sore shoulder, but, even so, this was a terribly hard day's work, and it was, in a sense, made none the easier from the fact that Sir Ernest Holderness, Mr. Wethered and Mr. Tolley had all three unexpectedly succumbed, so that Mr. Harris knew that here was the chance of a lifetime. Chances are not the easier to take because they shine so brightly. Finally, he had a really desperate struggle against Mr. Noel Layton in the semi-final in which both covered themselves with glory, so that it was very hard luck that one of them had to lose. I suppose Mr. Harris has his own views as to what was the best shot he played during the Championship. I don't know what they are, but I am sure as to my own, and I unhesitatingly vote for his last putt against Mr. Layton. The circumstances were positively terrific. Mr. Harris had been two up with four to go. He had lost the fifteenth and sixteenth, and the seventeenth had been halved, Mr. Layton, holding what must have been for his enemy a depressingly good putt, in which the ball hung a long time on the lip before falling in. Then his path had seemed smooth, for he had played two beautiful shots, and his ball lay just below the edge of the plateau on the home green. Mr. Layton was in the ditch on the left, where he had to lift. It seemed that Mr. Harris would have two, and very likely three, for the match. He did have two for the match, but not at all as he had expected. Mr. Layton's pitch and run shot came within a fraction of a millimetre of holing out. That was a severe shock, and what was more Mr. Harris was in imminent danger of laying himself a stymie. To all intents and purposes he was compelled to be short with his first putt, and to have to be short in putting up a slope is generally to be very short indeed. So I say that in this horrible concatenation of circumstances, the man who could lay his putt stock stone dead was a golfing hero: and that is what Mr. Harris did.

After a number of thrilling finishes, large even for an Amateur Championship, the final was a terrible anti-climax. Mr. Harris played splendidly, and would have played better still if he had not had a sick and broken adversary to play against. The circumstances were very difficult for him, and, even though he was winning by the length of the street, one felt sometimes a little sorry for him. And, of course, one felt very, very sorry for Mr. Fradgley. He could not have beaten Mr. Harris in a thirty-six hole match, but he could have given him a game had he been fit. As it was, he was thoroughly unwell, trying to do his best, while all the time, I am sure, his one dominating feeling was a wish that it was all over. Books of records are unpleasantly enduring things, and some people will be apt to remember Mr. Fradgley only as the man who was beaten by

a very large margin of holes. To do so would be most unjust, for he had earned his place in the final by very good as well as very dogged golf. He had constantly pulled very hard matches out of the fire. He had been three down to Mr. Storey, and beaten him; he had been three down to Mr. Powell with only eight to play, and beaten him; and neither of these two lets matches slip lightly. Again, on the last day but one, when already he was not feeling very well, he had got the best of two gruelling finishes against Mr. Board and Mr. Hardman. Mr. Fradgley's game is one with "no frills," but those who know it best are united in finding it extremely hard to beat. He is, moreover, essentially one who plays the game for fun. That made it no easier for him, I imagine, when he found himself suddenly in the limelight: but, if it be a weakness, what an amiable one it is!

Of other players who deserve honourable mention, I have already named Mr. Layton, who, after the winner, played the most consistently good golf in the tournament. Mr. Hardman greatly increased his fame. He is a good golfer, and is rapidly becoming a better one since conquering his habit of playing too slowly. Then there is Mr. Crummack and also Mr. Board, who reached the last eight both at Westward Ho! and in the English Championship at Hoylake. He is very strong, and is also a very sound putter in a rather elaborate, but very effective, method which he has modelled on his observation of the American players. Mr. Cruickshank, a Scottish player who lives in Buenos Ayres, was one of the discoveries of the tournament. He began brilliantly by beating Sir Ernest Holderness in a fierce finish, in which he showed the greatest determination after losing three holes running at a crucial period of the game. He continued to play well, and only lost a tremendous match to Mr. Layton at the nineteenth hole, where he missed a painfully short putt.

When, on the Thursday, there were eight men left in and only one of those had taken part in the International match, onlookers were inclined to say that this was a thoroughly disappointing championship; but in a now considerable experience I have heard the same thing said about many championships. The fact is that there is a large number of golfers, any one of whom is capable of beating any other in an eighteen hole match, and, golf being "a funny game," funny things always have happened and always will happen. Certainly the big guns went down this time a little more quickly than usual. Mr. Wethered's defeat, great player though he be, was not altogether a surprise, for, first, he has not played much golf this year; secondly, his play against Mr. Denys Scott in the first round had not been convincing, and thirdly, Mr. Douglas Grant, his conqueror, is good enough to beat anyone. But the falls of Sir Ernest Holderness and Mr. Tolley did create consternation. The holder had been playing very well, and he made a great effort against Mr. Cruickshank when his predicament appeared hopeless. Mr. Tolley seems to be for the moment in an unsettled and "disgruntled" golfing mood. One day he plays a great game, as witness his 72 in the St. Andrews Medal and on the next he is thoroughly erratic, especially with his iron clubs. With such a player it is apt to be darkest before the dawn, and if he takes himself and his game seriously in hand, we may see him at his best in the Open Championship.

The disappointing part of this Championship was the absence of some of the best Scottish players: Mr. John Wilson, Mr. W. B. Torrance, Mr. Caven and Mr. Willis Mackenzie. The last-named was not well, but, generally speaking, it is a defect of Westward Ho! that it is a very long way off, and there are such things as time and money to be considered. Of the course, as a course, there were among the competitors very varied opinions. All, I think, were agreed that much of the outgoing golf—from the third to the tenth holes, let us say—was magnificent. This is the true golfing ground, of which the classical remark was made that Providence evidently intended it for a golf course. It is bold and broken, and, with the possible exception of the famous rushes, possesses every virtue. On the other hand, the flat holes did not commend themselves to everyone, by any means. There is a distinct falling off after the tenth till we come to the fifteenth, a fine, slashing hole, especially against the wind, and the very engaging and testing short sixteenth. Admittedly, those flat holes want plenty of playing, as do the first and second, but they are unattractive, and their bunkers wear inevitably something of an inland rampart air. As to the seventeenth, I heard many widely differing judgments. The ground is flat and comparatively ugly, and the big cross-bunker that rears its formidable head right across the fairway is anything but a thing of beauty; but it is a hole which, personally, I dare not condemn. I felt that it was my master, and I observed it to be the master of a good many other people. Moreover, though it looks dull, I found it extraordinarily interesting as played by the parties to a desperate finish. There is, to be sure, plenty of room for the tee shot, but, even so, it is most important to hit a good one, and the second and third and very likely the fourth shots, too, are full of incident and difficulty. To see it played in a heavy wind, as it was by Mr. Harris and Mr. Layton, and halved in five, was really to see golf. And so I, for one, take my hat off to it, a little grudgingly, perhaps, but still with profound respect.



BUCKINGHAMSHIRE, there is no denying, gets more and more surprising the better you know it. Its bare plateaux and forgotten valleys, huge village greens and little towns hidden in the most rural countryside imaginable seem increasingly a miracle as you come to realise how near they all are to London. One can be more alone, with a vaster prospect stretched beneath, on Ivinghoe Beacon, at one side of the county, than anywhere, I dare wager, within a hundred miles of London. Of all the delicious villages of southern England, too, it would be hard to better Amersham—not a house changed these two centuries, and all ranged either side that splendid street as though by a master of design. Yet Amersham is scarcely half an hour from London by train.

When, from Amersham, you take to the lanes among the hills of Missenden, then, indeed, London seems infinitely far away. Luscious water meadows in the valley floors, big sweeps of chalk slope, hanging coppices of beech, with carpets patterned in russet and cobalt, a high open country—those are the leading impressions, going towards Chapel Farm, where it lies long and low against the sky, on a broad, gradual landfall towards the east.

It is some fifteen years since Miss Wilson found the cottage on the verge of dilapidation, and decided, as all subsequent visitors have agreed, that here was a site of innate charm and

considerable possibilities. The original cottage, incorporated by Mr. Herbert Kitchen, forms little more than a quarter of the present building. It extended from just to the right of the left-hand chimney-stack in Fig. 3 to the angle formed by the right-hand gabled wing. Thus, part of the main, right-hand, chimney-stack is original, and can, in the photographs, be seen to consist of small early bricks that date the building in the first half of the sixteenth century. The walls were timber-framed, with flint and brick filling—a construction that Mr. Kitchen, and also Messrs. Forbes and Tate, who made subsequent alterations, both adopted with utmost success.

The name, Chapel Farm, probably relates to some connection that formerly existed between the surrounding land and some ecclesiastical foundation in the neighbourhood, rather than to the existence of a chapel actually in this remote part of the manor. True, there is a chapel attached to Hundridgebury Farm, a little way off, but that was probably a capital messuage, a status to which Chapel Farm never attained. Now, Leland noticed in Great Missenden—

a pretty chappell of Bricke in the South part of it, and a litle by South without the Towne was a Priory of Black Canons.

The latter foundation, Missenden Abbey, possessed land worth "cxij shillings" in Hyde at the Dissolution—Hyde being the name of this part of the manor, still preserved in Hyde Heath





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2.—THE LONG, LOW ROOF, FROM BELOW THE LANE.

"COUNTRY LIFE."



3.—THE HOUSE HAS GROWN OUTWARDS FROM THE SIXTEENTH CENTURY NUCLEUS BETWEEN THE BURLY CHIMNEYS.



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4.—THE OLD FARMHOUSE GARDEN.

"COUNTRY LIFE."



Copyright.

5.—THE ROSE GARDEN, FROM THE NORTH.

"COUNTRY LIFE."



Copyright.

6.—FROM THE SOUTH SIDE OF THE ROSE GARDEN.

"COUNTRY LIFE."

and Hyde Lane, the house where Mrs. Grenander, the sister of Miss Wilson, lives, a few yards away. The name suggests, though, that this particular property was given in endowment of Missenden Chapel, with which it will have remained until the Dissolution of the minor foundations. Its subsequent history is no less obscure, though it probably went with the rest of Hyde as part of the endowment of Princess Elizabeth by Edward VI. When she became Queen, Elizabeth later leased the Hyde to Richard Hampden, her Clerk of the Kitchen, of Prestwood, or Priestwood, near by. A patient search through the deeds of the manor would, no doubt, furnish more facts, but it is with the garden of the present, rather than with the farm of the past, that we are at the moment interested.

This falls into three main divisions. In front of the house, between it and the road, was the original cottage garden, bounded by low flint walls. A terrace (Fig. 1) has now been constructed immediately in front of the house, while the remainder is lawn and neatly formal. Not, however, to the exclusion of the cottage element. Old-fashioned standard roses, simple flowers and a few clipped yews in tubs retain the rustic note.

The second division of the garden lies north of the house and consists of a neat kitchen garden, walled, and its four subdivisions box-edged. The third division is the largest, and the designer—Mr. Veitch—filling in Mr. Kitchen's indications allowed himself the fullest scope. From end to end stretches a straight grass walk, lined on either side, until it reaches the house, by deep borders. It serves to divide the tennis court to the north-west from the kitchen garden and orchard to the east. Our picture (Fig. 8) was taken at evening, when the scents are sweetest and the grassway is invaded by the shadow of the tall border.

The space west of the house was a nondescript yard and orchard. Some of its walnut and apple trees remain in place, and shade an expanse of lawn rising from the windows of the house. Along the south end of this space runs another double border (Figs. 7 and 9) of a more formal order. It is paved, and terminates at either end in semi-architectural features: at the lower, eastern, end in a circular paved space on which is aligned the long vista from the other border; and at the upper, western, end in an arch of yew. This arch leads into the square, hedged, rose garden, of which the brick paths intersect in the



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7.—LOOKING WESTWARD TO THE ROSE GARDEN.

"C.L."



Copyright.

8.—THE GREAT BORDER STRETCHING SOUTHWARD.

"C.L."



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9.—AWAY OVER THE UPLANDS, FROM THE ROSE GARDEN.

"C.L."



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10.—THE LIVING-ROOM, WITH THE 1921 ADDITION BEYOND THE CROSS-BEAM.

"C.L."



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11.—THE OLD PART OF THE LIVING-ROOM.

"COUNTRY LIFE."



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12.—THE FARM HEARTH IN THE HALL

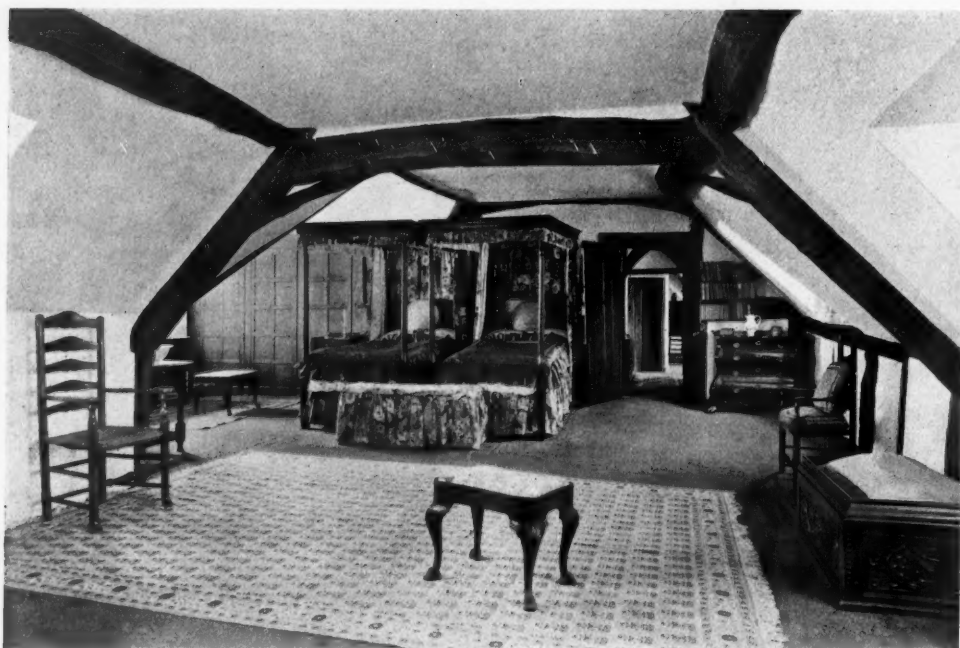
"COUNTRY LIFE."



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13.—FROM DINING-ROOM TO HALL.

"COUNTRY LIFE."



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14.—THE GREAT BEDROOM.

"COUNTRY LIFE."



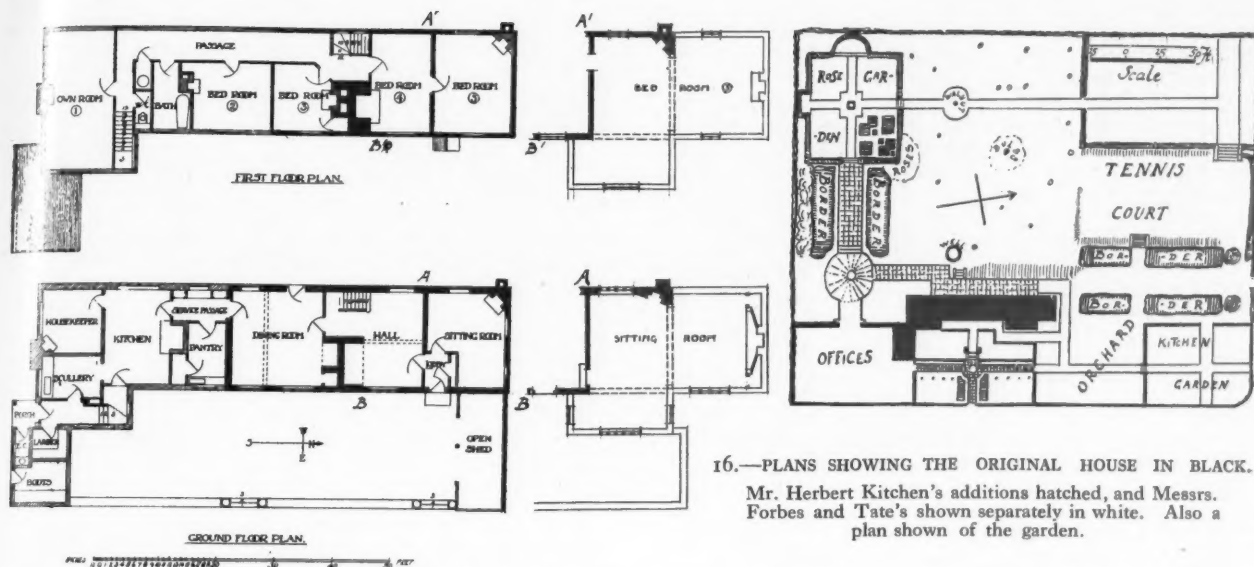
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15.—THE STAIRHEAD.

"COUNTRY LIFE."

centre at right angle, where a sundial is placed. The sweet waywardness of roses needs a more formal setting than do most other flowers; yet the formality has to be delicately adjusted by taste, or it falls into the pretty-pretty. Here, although there is some preciousity in the plan, by which the beds are multiplied into a number of small, irregular rectangles, enhanced by the criss-cross lines of the paving, the result is very pleasing and does not, as it might easily have done in less competent hands, produce a restless effect.

A very similar spirit to that displayed in the garden has animated the additions to the cottage. The plan shows more clearly than can description the growth of the building. But it may be pointed out that the hall (Fig. 12), the dining-room (Fig. 13) and the south part of the living-room beyond the great cross-beam in Fig. 11, are all that is contained within the original walls. The hall fireplace is, to all intents, as it was, and makes use of the sixteenth century chimney. The principal bedroom (Fig. 14) is also original. Messrs. Forbes and Tate's additions to the north end, executed 1920-21, were necessitated by a desire for more space in the living-room. Accordingly the north and eastern walls were pushed outwards, the former entrance lobby was swept away and the hall door moved to its present position. The extension now appears as in Fig. 10. Though the operation, unfortunately, involved the destruction of the massive original chimney-stack, the space gained, and the skilful use of it by Messrs. Forbes and Tate, compensate for its loss. It will thus be seen that the northern gable, which so aptly balances the façade in Fig. 2, is an afterthought that could not materialise so long as the old end wall of the house remained. In the other rooms, such as the dining room, the expert hand of Mr. Kitchen is traceable. Few architects are in such sympathy with the rough and homely style of Elizabeth and James I's reign, and can produce such quiet and liveable surroundings; or, it may be said, are more careful preservers of what



16.—PLANS SHOWING THE ORIGINAL HOUSE IN BLACK.

Mr. Herbert Kitchen's additions hatched, and Messrs. Forbes and Tate's shown separately in white. Also a plan shown of the garden.

old work they are called upon to adapt. A particularly effective detail is the treatment of the top of the stairs, seen in Fig. 15, with a glimpse beyond it of the bedroom passage. Mr. Kitchen has contrived to suggest that the woodwork formed part of an open roofed hall, and

that the alteration was made in 1614 rather than in 1914. Yet there is nowhere any intentional faking.

The furniture all through the house is excellent, and combines with house and garden to pay no mean tribute to Miss Wilson's discernment.

CHRISTOPHER HUSSEY.

AN EIGHTEENTH CENTURY SCOT

Doughty Deeds: An Account of the Life of Robert Graham of Gartmore, Poet and Politician, 1735-1797, by R. B. Cunningham-Graham. (Heinemann, 10s. 6d.)

WHILE reading *Doughty Deeds* the reflection often crossed one's mind that it is a pity Sir Walter Scott did not at his prime come into possession of the family papers on which it is founded. Mr. Cunningham-Graham is a man of very great gifts. He is a classic exponent of life on the far Pacific shores of America. We believe he was actually born in the Argentine, and he has lived so much abroad, especially in Spain, that he is a sort of living encyclopædia of the knowledge pertaining to the Spanish conquests in America and the routes followed by the armies, the lands they conquered and the people living to-day who are relics of the nations that existed before the Armada. Mr. Cunningham-Graham, in addition to an abundance of that kind of lore, has a good knowledge of Scotland, the country to which he belongs by descent and inheritance. He is a Graham of Menteith. It is usually called the Port of Menteith, and is situate a few miles north of Stirling on the way to the Clachan of Aberfoyle and the Trossachs. Menteith consists chiefly of a beautiful lake and a few records of Queen Mary's imprisonment. Furthermore, he has more than a speaking acquaintance with the lairds and gentry who still inhabit that wild but picturesque and romantic part of Scotland. From this skeleton of description, it might be inferred that he is the very man to have written about *Doughty Deeds*. The phrase is used by Mr. Cunningham-Graham as a sort of nickname for Robert Graham of Gartmore, who is described on the title page as "Poet and Politician, 1735-1797." This Graham of Gartmore, if we may judge by the reproduced miniature from which the frontispiece of the book is made, was the sort of Scottish gentleman in whom Sir Walter would have taken the most profound interest. At a glance, he is certain to have liked the pawky, alert, Scottish face, a countenance in which laird and poet are united most charmingly. A glance at the vivacious eyes, the fine forehead and strong chin shows that he was a "character" as well—a "character" such as would have gone straight to Sir Walter's heart.

Cunningham-Graham is decidedly of the opinion of his famous relative that the Scottish climate is "distempered and inhospitable." That was at Christmastime, when "we are devouring Greasy Geese." There is scarcely a hint given in the book of that "Caledonia stern and wild" that counted in the eye of the poet. "Doughty Deeds" was probably happier in Jamaica, whither he went, and where he was Deputy Receiver-General of Taxes before he was out of his teens, than ever he was at Ardoch. It was a time when those we call the simple in Scotland were much taken up with the prospects of, as Burns had it, "herding of the black kye out in Virginny."

The book is full of very interesting descriptions and accounts of the leisurely and yet lucrative life led by the rich Scots who had emigrated. The following extract, printed in the book, shows how the Deputy fared in Jamaica:

A Mr. Gordon, who had officiated in the office since Mr. Bontein's had expired, after calculating the wages of clerks at £612 per annum to the Patentee for rent (*sic*) £420, and to the same in presents as Rum, Turtle, Sweetmeats, etc., £168, that there remained £7000 for the Deputy.

Deputies took their pleasure not sadly, but grossly. Far from protesting against the slave trade, they looked upon slaves as realisable capital; and, indeed, from that time till quite recently the presence of negro blood in many of the country families in the west of Scotland has been undeniable. There was this difference between them and other countries—that the unofficial wife was treated kindly and as a lady, and it was traditional usage to educate and bring up the children of the illicit union. There is much in the book to illustrate this point, but perhaps it is best unquoted. Nevertheless, it was to a very different world from this that "Doughty Deeds" returned from Jamaica. Scottish Society, in the eighteenth century, showed a most extraordinary mixture of religion and lust. Sir Walter Scott showed us how humour, wit and the arts flourished, in spite of these surroundings. We feel sure that, if Scott had liked, he could have composed a masterpiece out of the material which Cunningham-Graham had at his hands, for this Robert Graham was the poet who wrote "If 'Doughty Deeds' my Ladye Please," with its lonely ending:

But if fond love thy heart can gain,
I never broke a vow;
Nae maiden lays her skaith to me,
I never loved but you.
For you alone I ride the ring,
For you I wear the blue;
For you alone I strive to sing,
O tell me how to woo!
O tell me how to woo thee, love;
O tell me how to woo thee!
For thy dear sake, nae care I'll take,
Tho' ne'er another throw me.

Robert Graham's gentle Creole wife shivered herself to death in the ungenial clime to which she had come. The following is a vivid sketch of a piece of country that must have often been contrasted in her mind with her home in Jamaica:

The cottage thatched with heather, its roof kept on by birchen poles weighted down with rough stones, its chimneys wooden boxes, and windows never made to open, stood on a little grassy knoll. By the front door there was an oven made of bricks, beside the wall a heavy cheese press made of stone. The byre for cattle joined the cottage, and the midden stood conveniently close to it. No one objected in those days to such surroundings, and the Professor probably

studied the Humanities inside the cottage by a tallow candle; but for all that he was a scholar, with all the classics at his fingers' end.

Mr. Cunninghame Graham has striven to reproduce the life of the eighteenth century in Scotland, but we regret that he is not able to infuse into his account the humour, humanity and graciousness which gave to the Waverley Novels their charm. He is too intellectually arrogant, too sure of himself, to paint the characters of the eighteenth century with understanding as well as candour and frankness. He has not fully recognised the attractiveness of his theme or known at their full value those in whose steps he followed, and nicknaming his relation "Doughty Deeds" has a savour of Philistinism. P. A. G.

Memoirs of a Napoleonic Officer, by Maurice Barrès. (George Allen and Unwin, 12s. 6d.)

Maurice Barrès contributed a touching introduction to his grandfather's diaries, *Memoirs of a Napoleonic Officer*. Jean-Baptiste Barrès was born in 1784 and joined the Grand Army in 1804. Three manuscript books contain his "Itinerary." The sufferings of a recruit of good family; his first sight of battle, the hunger, the forced marches, the record of tortured feet and aching back—no sooner bivouacked than on the march again—it is all alive again, transcribed from dozens of little notebooks that young Barrès carried in his knapsack, and after thirty years of toil, transcribed in his old age at Charmes in Lorraine. From these his grandson edited them. "This Sunday morning, the first morning of my annual visit to Charmes, I have just been taking the walk beside the Moselle that my father and my grandfather used to take. The fresh youth of the landscape was dazzling; its silent background tragic. Beside the river the shouts of children were scaring the fish; the birds were singing with none to hearken; the bells of the village were ringing furiously, scattering at random their age-long summons. I finished my morning by going to the cemetery to hold converse with my kinsfolk. . . . If I am an artist, a poet, I have but played the music that lay in the hearts of my forebears and in the countryside whose air I breathed even before my birth." What a pathetic and provocative revelation. From the land comes sweetness and strength: Mr. John Drinkwater, too, has written of the debt he owes to the ancestors and soil that formed him: he has now released the enchanted waters of poetry that lay frozen in how many rustic breasts! A very clear and telling picture Jean-Baptiste gives of the Emperor. We feel, if we ever doubted, the genius of Napoleon. A week before Austerlitz he knew the field for the battle and the result must have been certain in his mind. During the engagement, when Barrès and his men were on the point of taking their part, the Emperor approached them. "After making a sign with his hand that he wished to speak to us, he said, in a clear, vibrating voice, which thrilled us through: 'Chasseurs, my Horse Guards have just routed the Russian Imperial Guard. Colonels, flags, guns, all have been captured. Nothing could resist their intrepid valour. You will imitate them.'" The record of the Chasseurs has many memorable scenes, words and thoughts of the young writer, when the events were freshly enacted. He was a conscientious, generous-minded soldier, gifted with expression, observant of men and who felt the pathos of war and the sufferings that fell on the countries they marched upon. The discipline was good, men were shot for looting. One instance is comic. The major met a chasseur carrying a goose. It was, if we remember rightly, in Austria. The soldier explained he had picked it up, already killed, and was bringing it to the mess. His story was scouted, the goose was hung round his neck and there stayed till, in the course of nature, it dropped off. Writing of young conscripts, he shows the quality of his heart. "These poor children, when they were wounded so that they could not march, came to me to ask leave to fall out of the company to get their wounds attended to. This was an abnegation of life, a submission to their superiors, which touched me even more deeply than it astonished." These pages of a heroic life and a heroic time were well worth publishing.

The England of Dickens, by Walter Dexter. (Cecil Palmer, 15s.) MR. DEXTER has already written books about Dickens' London and Dickens' Kent and, except for a short expedition down the Dover Road with Mr. Lorry on the night mail and David Copperfield running away to Miss Trotwood, he does not this time touch these two richest mines of Dickens lore. Yet he has managed to fill a good stout book with the rest of England. Clearly it is for him a labour of love, and that is a comfort to know, because the labour must have been prodigious. He expends treasures of care and thought on such questions as whether David Copperfield ate his colossal lunch, with the assistance of the treacherous waiter at the Duke's Head at Yarmouth and drank the

health of Brooks of Sheffield at the Royal Hotel at Lowestoft; whether the Green Dragon at Alderbury has any claims to be the Blue Dragon of Mark Tapley, whether Mr. Winkle ran round the Crescent at Bath (which anyone who has seen it will admit is a difficult feat), or whether it was really the Circus. His researches have been as unwearied as those of Mr. Pickwick into the source of Hampstead Ponds, and his knowledge of the inns of England is certainly "extensive and peculiar." To the true enthusiast it is no doubt "all very capital." There are many quotations which induce a proper desire to read Dickens again, and some very engaging photographs.

With Brush and Pencil, by G. P. Jacob-Hood, M.V.O. (Murray, 16s.)

A NUMBER of memoirs have appeared recently all written by people whose chief interests seem to have been centred in the same period and who, whatever their personal characteristics and pre-occupations, have had acquaintances in common, as well as a certain attitude to society, which stamps them as not of the present day. It would almost seem that in these volumes is being written the swan song of the gracious days of late Victoria and of that leisurely artistic upper middle class, moving happily under the shadow of aristocracy, to which it seems, on looking back, that it must have been a very delightful thing to have belonged. This volume is by a distinguished artist and pressman of the pencil, whose career has afforded him such rare opportunities of meeting his own kind, that few of those belonging to the class with whose doings he is concerned will read it without discovering a friend or a friend's friend, if not a connection, at least by marriage. Sometimes such hasty glimpses of so many people, ending all too frequently with the brief epitaph, "unfortunately he died some years ago," grow a little monotonous, but the writer's kindly and appreciative spirit infuses the whole book so pleasantly that it is easy to forgive that. Society in India and the upper artistic life of London, with reminiscences of many sitters, are his themes, the genesis of the New English Art Club, Mr. Cunninghame Graham demonstrating lassoing in the street and a generous tribute to Sargent, obviously in the Press before his sudden death, are a few things that particularly strike the reader. But what remains most of all in the memory is Mr. Jacob-Hood's quite serious account of how, staying after a course of lessons at a riding school with friends in Devonshire, he followed the harriers mounted on the brougham horse. "To save his shoulders," he says. "I could vault off as he rose to the top of the bank, jump down alongside of him on the drop, and regain my saddle again in the next field without stopping." But what a happy picture of the kind-hearted and athletic rider to hounds!



AN ETCHING BY G. P. JACOMB-HOOD ILLUSTRATING SPENSER'S "THE FAERIE QUEENE." (From "With Brush and Pencil.")

A QUARTET OF NOVELS

Mrs. Dalloway, by Virginia Woolf. (Hogarth Press, 7s. 6d.)

GRADUALLY Mrs. Woolf comes to terms with tradition to the extent of admitting that in a novel there must be not only isolated examples of trees, however startlingly striking or beautiful, but also a wood. Her impressionist method was always an admirable means of catching some flying moment as it passed; but now she has combined a number of such moments so that they make an hour, or (to speak literally of *Mrs. Dalloway*) a day; a day beginning with Mrs. Dalloway buying the flowers for her party, and ending with the end of the party itself. Nothing, really (with one dreadful exception) happens; but, with extraordinary sharpness, it all is. And often it has the delicate, flower-like beauty of the world on the first day of spring. Clarissa Dalloway is the middle-aged wife of a politician, and she lives for us, on this day of hers in her Westminster house, with completeness. We know her and her husband and her young daughter and her woman friend and her maid and the lover of her youth; we even know that youth itself exactly as she knows it. And, side by side with this day of ease and luxury and London society, runs the grim thread of another day, that of a man suffering from deferred shell-shock, and harassed to his death by doctors without understanding, spiritually clumsy. (Mrs. Woolf appears to have a very thoroughgoing prejudice against doctors.) These two days touch for a moment at night in the person of one of the doctors, and, as in life, that is all. *Mrs. Dalloway* is a very brilliant piece of work. It does what Mr. Robert Lynd recently claimed to be one of the faculties of literary genius: it "gives pleasure by extending the boundaries of our sensitiveness."

Coral, by Compton Mackenzie. (Cassell, 7s. 6d.)

SEQUELS are notoriously disappointing, and to write a sequel to "Carnival," the book that deservedly made Mr. Compton Mackenzie's name, must have been nervous work. On the whole it is a success. The gallant, charming Jenny Pearl lives and laughs again in the memories of those who loved her—Maurice Avery, Mr. Castleton, her sister May; there is the same sure touch in depicting the manner of thought and speech in the class from which Jenny and May come; and we learn at last the grim ending of the tragedy that ended Jenny's life. *Coral*

however, is in the main the story of Jenny Pearl and Maurice Avery carried on into the next generation; and it is here that the author never quite convinces us. For Coral is Maurice's daughter, gently reared; and Jenny's son Frank, whom Coral marries, is her father's chauffeur, even though he is also an inventor: he has the education, manners and outlook of his mother's people, with the additional handicap of things which had an air of pretty pertness in the youthful Jenny have only an air of boorishness in a man. The beginnings of this passionate love-match are credible enough; the handsome young chauffeur driving a car on a tour through scenes of beauty, with his employer's daughter seated beside him, has been the beginning of many such an attraction in real life. But marriage is not a matter of motor tours through scenes of beauty; it is a matter of two people having something in common at dinner and even at breakfast; a matter of similar standards in thought, speech, personal habits and all those small but tragically important things that go to make up a common day. Coral, with a magnificent greatness, yields her standards to her husband's; but nothing can induce us to believe that such a marriage is not, in the long run, a disaster. With Iris, the little daughter of Coral and Frank, Mr. Compton Mackenzie is again on sure ground; Iris is an individual and lovable baby. The ending of the book is conventionally—but not very convincingly—happy.

High Noon, by Crosbie Garstin. (Heinemann, 7s. 6d.) SNATCHED kisses, galloping horses on the skyline, a schooner "stemming the sapphire, sailing like a witch"—such blisses, swiftly tasted, swiftly left behind, are in *High Noon*, by Crosbie Garstin. His hero, Ortho Penhale, is no impossible Sheik of adventure. He has all the charm of imperfection. He is a strong man with a fatal weakness—the inability to say "No" to himself. With sublime self-confidence and lovable, braggart daring, he goes to meet each new call of the unknown, forgetting the rotten spot at the core of him. Each time he vows afresh to surprise his relatives, the plodding, home-keeping farmers, with a great achievement, with renown and plunder won from his wanderings. And each time fate, in the guise of his own headstrong nature, dashes the cup from his lips just as he is about to drink. At the end of the book, when, at forty, he confronts his own youth in a mirror, he feels "the past rounding into the present, the wheel turning full circle." And he finds those full charged years have left him nothing but experience and an indestructible capacity for starting afresh. The book is written with a winged pen, and it is full of vivid pictures of life afloat and ashore in the eighteenth century, of Cornish wreckers, the savage humours of the slave trade, the tragedy of a rope dancer. It is, perhaps, a fault in construction that too many of Ortho's adventures are crowded into the last few chapters. We should have liked to hear at more length about the self-elected king of the cannibals, and about the mysterious woman who links the beginning and the end of this phase of Ortho's life. But as this story is the middle one of a trilogy (the first being "The Owl's House"), we can but hope to meet these and other fascinating characters again, in the concluding book of the series.

Rex, by E. F. Benson. (Hodder and Stoughton, 7s. 6d.) IT is great fun meeting one's acquaintances, friends and relations in print, especially when they are vividly pictured in words that exactly express their bignesses, and their dear, or irritating smallnesses; and more neatly diagnosed than we, perhaps, their very intimate, could possibly have done it ourselves. This uncompromising realism, which never fails to impart the thrill that is the result of meeting with any sort of perfection, is invariably to be found in Mr. Benson's books. He is the counterpart in word artistry of Mr. William Nicholson, the portrait painter. In writing he creates such effects as Mr. Nicholson does in paint, say in such a picture as the portrait of Miss Jekyll, which hangs in the Tate Gallery. In *Rex*, rather out of the author's usual vein, we are shown more of the types whom we prefer to keep outside our garden fence than of those whom we want to invite to the pleasure grounds of friendship. His puppets interest us, but do not touch our emotions very deeply. Mr. Goodwin, so stupidly tactless and overbearing in his treatment of Rex, and so pathetic in his efforts to overcome his unfortunate manner towards his son; Mrs. Goodwin, of that over-sweet saintliness, so thoroughly well known and so colourless: Rex himself, young, brilliant, self-centred, selfish and very intriguing in his moods. As for Dora's place in the story that must be told in Mr. Benson's own words, but had it not been for her Rex—

"Would have stayed a quiet man
And gone his quiet way to glory"

to quote Mr. Arlington Robinson. Enough has been said to excite the curiosity of the average enquiring human mind, and we can promise it an absorbed two or three hours in Rex's company.

A LIBRARY LIST.

THUNDERSTORM, by G. B. Stern (Chapman and Hall, 7s. 6d.); DORIS by Dorothy Johnson (Jarrold, 7s. 6d.); ACQUITTAL, by Helen Simpson (Heinemann, 7s. 6d.); THE MOTHER'S RECOMPENSE, by Edith Wharton (Appleton, 7s. 6d.); THE PAINTED VEIL, by W. Somerset Maugham (Heinemann, 7s. 6d.); THE HALF-LOAF, by Agnes Mure Mackenzie (Heinemann, 6s.); THE RECTOR OF WYCK, by May Sinclair (Hutchinson, 7s. 6d.); SEA HORSES, by Francis Brett Young (Cassell, 7s. 6d.); THE UNHURRYING CHASE, by H. F. M. Prescott (Constable, 7s. 6d.); LOVE, by the Author of "Elizabeth and Her German Garden" (Macmillan, 7s. 6d.); SHEPHERD EASTON'S DAUGHTER, by Mary J. H. Skrine (Arnold, 7s. 6d.); MARTIN ARROWSMITH, by Sinclair Lewis (Cape, 7s. 6d.); WHAT I HAVE SEEN AND HEARD, by J. G. Swift MacNeill (Arrowsmith, 18s.); THE PUBLIC LIFE, by J. A. Spender (Cassell); PLACES AND PERSONS, by the Countess of Oxford and Asquith (Butterworth, 21s.); THE DAYS I KNEW, by Lady de Bathe (Hutchinson); THE CRUISE OF THE NONA, by Hilaire Belloc (Constable, 15s.); LETTERS FROM ENGLAND, by Karel Capek (Bles, 7s. 6d.); HULL DOWN, by Sir Bertram Hayes (Cassell, 10s. 6d.); STILL MORE PREJUDICE, by A. B. Walkley (Heinemann, 7s. 6d.).

SOME BOOKS OF NEXT WEEK.

THE ENGLISH COUNTRY GENTLEMAN, by the Hon. Neville Lytton (Hutchinson); BRITISH GOVERNMENT IN INDIA: THE STORY OF THE VICEROYS AND GOVERNMENT HOUSES, by the late Marquess Curzon (Cassell); ROBERT E. LEE, by Sir Frederick Maurice (Constable); THE HISTORY OF THE LONDON CHARTERHOUSE: FROM ITS FOUNDATION UNTIL THE SUPPRESSION OF THE MONASTERY, by Sir William St. John Hope (S.P.C.K.); GOLF COURSES OF THE BRITISH ISLES, by Bernard Darwin (Cape); BETWEEN EARTH AND SKY, by Conrad Bercovici (Cape); FISHMONGER'S FIDDLE, by A. E. Coppard (Cape); THE SEARCH RELENTLESS, by Constance Skinner (Methuen).

THE TAWNY OWL AND THE HOLLOW TREE

NOT the least useful of our birds of prey is the tawny owl. Thanks to the realisation of this quality its increase is marked. One associates the tawny owl's "nest" with a hollow tree, but this is not always the case. Hollow trees are mostly selected, but I have found their eggs and young in barns and old buildings where one would expect to find the barn owl. Many years ago I found two eggs of the tawny owl in a depression of the earth at the



THE CHERUB OF BIRDLAND.



"PRIM AND PRECISE AND SO VERY NICE."

foot of a larch tree. Ivy-covered ledges of rock and even rabbit-burrows are also used for domestic purposes.

The tawny owl nests early in the year, and I have found their eggs, which seldom appear to exceed three in number, on March 11th—once only have I found four eggs in a clutch.



WYCH ELM AND WHICH OWL?

It is seldom that a tawny owl's nest is found in a good position for photographing the adult bird at home. The nest in the accompanying photographs was an exception, however; the owl must have been hard pressed to find a suitable situation. There was no wood near this nest, which was shown to me by a friend who found it when on a fishing expedition.

On April 23rd, in company with this friend, I visited the tree, which was an isolated one near a stream. The owl was sitting, but, seeing us approach, she left her eggs when we were some distance away. We concealed ourselves about fifty yards from the tree to see if she would return. We were under the impression that she would be a considerable time doing so. A quarter of an hour had barely elapsed when the twittering of



"WATCHMAN, WHAT OF THE NIGHT?"

birds warned us that the owl was on the move, and shortly afterwards she sailed down to the hole and entered.

The hollow containing the two eggs was not more than four feet from the ground, and the eggs could be plainly seen, for they were on a level with the bottom of the entrance hole. There was scarcely room inside for the bird, whose tail usually projected from the hole; this fact I discovered later.

The unique situation of the nest decided me to make an attempt to photograph the owl at home. We made arrangements with a neighbouring farmer to put a large heap of gorse near the tree facing the entrance hole. On May 3rd I again visited the spot. It was a considerable distance from my home, and many miles had to be traversed by motor cycle over roads anything but good.

In the nest there were one young one about two days old, and one egg, which proved to be infertile, and many feathers of

blackbird and chaffinch, and a very young rabbit. The latter removed, in case the farmer should catch sight of it and destroy the owls when I had finished with them photographically. It is extraordinary how quickly any bird's credit is forgotten in the face of one small item on the debit side—and not only birds, for that matter.

The nest was in full view of the farmstead, and the farmer, seeing me at the tree, was quickly on the spot. Together we removed the gorse and put up the camera and hiding-tent, into which I betook myself. My companion placed the gorse around the tent and departed.

Ten minutes later the anxious twittering of small birds warned me that the owl was near. Suddenly a blackbird's warning cry rang out, and this was the signal for all birds within hearing to mobilise against the common enemy. Male chaffinches and blackbirds left their singing, long-tail tits their feeding of young, and, together with other small birds, joined the throng. Nearer and nearer came the bedlam, and a shadow passed before the peephole in my covering. It was the owl returning. Not a sound did she make with her wings. Nor did she pause at the hole, but entered immediately. Inside, the space was so limited that I wondered how the bird would manage when the young were full grown. The bird settled down with tail projecting from the hole, and head turned in my direction.

During the operation of plate-changing—for the space in which I had to work was limited—she disappeared. However,



ALL EYES AND WINGS.

she came back again very quickly. This happened several times, and once only did she pause at the hole before entering.

The tawny dislikes the sunlight more than most owls, but this one returned to its nest time after time in bright sunlight with impunity. On days when the sun was shining the owl's nesting hole was bathed in its light from twelve o'clock until nearly five.

On May 15th I again visited the owls; the hen bird was in the hole, but left immediately she caught sight of me. The infertile egg had disappeared. Although I waited nearly two hours, the owl did not return to the nest, but I knew she was in the near vicinity by the twittering of small birds. On removing my covering, I caught sight of the owl perched in a small tree behind me.

I was examining the young bird, which was very fierce and made snapping noises with its beak, when the old owl, hearing this, left her perch and made straight for my head. I ducked, and she darted by and perched in another small tree. The bird allowed me to approach quite near, and I secured pictures of her on several trees. She called her mate, which came within twenty yards, but he was not nearly so bold or aggressive as the hen. I could see the feathers covering her throat working with suppressed rage. Every time I touched the youngster she came for me, and I had no small difficulty in avoiding her.

ARTHUR BROOK.

LAWN TENNIS: ON LONGING TO BE AT 'EM

IF we stick to lawn tennis, there comes a time to most of us when we can keep the ball going. It comes when we have learned to distrust the three primary impulses: to stand waiting for the ball in the middle of the court a couple of feet behind the service line, to hit with the shoulders square with the net, and to rush in a panic as near to the ball as possible. There is the less excuse now for doing these things than there was formerly, for writer after writer has pointed out the folly of them. But what is the next step forward? Partly it is a development of what has been so painfully acquired—a further drilling of the body to take up automatically the position in which it does not impede the racket from swinging freely on the line of the ball. In her book, "Lawn Tennis," Miss Kathleen McKane has something to say about this; for instance, she not only describes the attitude in which the player should place himself to receive the ball according as it comes to his backhand or forehand, but recognises that, as the ball does not declare its intentions, attitudinising on the court is not the deliberate Grecian Urn business that it is before the glass. So she explains how the essential attitude may be taken up most quickly when the striker's expectations have been falsified. He has reckoned on the ball coming to his forehand; it comes to his backhand instead, and he is the worse off by a quarter of a circle for having ceased to stand square to the net—he reaches after the ball with a futile flick.

But the most original part of Miss McKane's book is her insistence that the next step in the player's development is largely mental. The mind, like the body, has to be drilled to take up a new attitude—an attitude of attack. Of course, the theory underlying this teaching is as old as the phrase "attack is the best form of defence." The great "one stroke" base-liners of the last lawn tennis generation acted on it not less consistently, though less obviously, than the "all-volleyers," and it is unlikely that there is any text book of standing on the game in which it is not inculcated. But, nevertheless, Miss McKane strikes a new note, for she does not merely preach a gospel of frightfulness—supported possibly with a little abstract reasoning, but resting, in the main, on experience and authority for its weight—but she shows how the desire and capacity to attack can be cultivated in the mind. With her the run in, for example, is less a matter of duty than of inclination; the attacking stroke is not so much something interpolated because the book says so, as the only stroke that will carry out the idea in the player's mind. She would have the learner so shape his game that he would not be in doubt. He is apparently to learn his strokes with a view to attacking rather than to making particular points. Thus he—and she—is to learn the all-round game in order to use it to attack with. Now, all the authorities agree in recommending the all-round game as in recommending the attacking game. As far as the two recommendations are connected, it is usually on some such ground as this: that the good drive is more profitable if the man who has to take it has to reckon with a volleyer, for the volleyer will kill the slow, highish length return that would leave a base-liner little better off than he was before.

Miss McKane establishes a less obvious and more far-reaching connection. One might think that while there were many good reasons for preferring to learn the all-round game, in its nature it was less of an attacking game than the one-stroke game, for, since the learner has only a limited amount of time and energy to dispose of, the more strokes he sets himself to acquire the less likely is he to become supreme with any one of them. The one stroke of the otherwise defensive player should be brought much nearer perfection. But that, says Miss McKane in effect, is to ignore the moral factor. It is very difficult for the one-stroke player to carry on confidently if his opponent has temporarily mastered his stroke, for he has no alternative to turn to; and, what is perhaps worse, the opponent is encouraged. He has merely to go on doing what he finds himself doing well. Now, with the all-round game, this debilitating impotence need never be felt. The all-round player is saved from it by the mere knowledge that he has something else to turn to; and, apart from that, the change of tactics is the more likely to succeed because the opponent will be loth to forsake the stroke that has been paying him well. Now, all this is probably even more valuable to the casual player than it is to the regular, for the regular in his progress through tournaments meets opponents who are so much better than himself that the need for attacking strokes is forced on him; he can be under no illusions. But the casual player who has learned to keep the ball going may continue to win most of his matches indefinitely in the class in which he plays, for those who learn to knock him off the court pass out of his class. E. E. M.

LORD'S AND THE M.C.C.

HAMBLETON cricket, about which so much remains unexplained, was certainly, as far as one can conjecture, the indirect cause of the establishment of the Marylebone Club. There was a good deal of cricket played in the south of England and at Hambledon itself, long before the Hambledon players became famous. But it is easy to understand that it was a rough affair, and dull to watch, with bowling mainly along the ground, and perpetual missing of the ball by the striker, a failure which mattered less as the two low stumps set wide apart were equally easy for the bowler to miss.

The charm both of playing and watching cricket lies in the contact of the ball with the bat or the stumps or the fieldsman's hands, according to which party your sympathies incline. Into the exact date of the various improvements introduced it is hopeless to enquire: what seems certain is that as soon as men began to use straight instead of curved bats, three stumps instead of two, and to pitch the ball up instead of bowling grubs, the character of the game changed, and it became far more interesting. It was the skill with which the Hambledon players exploited the improved conditions that directed public attention to their ground and to themselves, John Small and his colleagues represented about 1780 what nowadays we call first-class cricket.

The fever soon spread. Leaders of fashion, like the Duke of Dorset, the Earl of Tankerville and Sir Horace Mann, though they were none of them, it would appear, members of the Hambledon Club, were to be found season after season resorting to the small Hampshire village, and matching the best cricketers of the day against each other for substantial stakes. Visiting sides would be called England or Kent or Surrey, though, naturally, the qualification was very loose, and the practice of giving certain men in order to make the chances more equal was constantly employed. The Hambledon players visited the southern counties, though they seldom played in London.

In 1782 some of the members of a London club, called the Je-ne-sais Quoi, began to play cricket at White Conduit Fields, a ground attached to a tea garden called White Conduit House, which had for many years advertised cricket as among its attractions. Very few scores are extant of the matches of the White Conduit Club, but a record survives of the engagement on June 22nd, 1786, between the club, with six given men, and a side described as Kent. The interest of the score lies in the fact that at least eight of the best-known Hambledon players were invited to London for the occasion, and distributed between the two teams.

In the same summer that this match was played Thomas Lord, one of the attendants at the White Conduit Club, consulted the Earl of Winchelsea and Colonel Lennox, two prominent members, about opening a new ground and starting a new club in Marylebone. Lord was by birth a Yorkshireman, though of Scotch descent, and was himself a keen cricketer. Encouraged by the promises of support which he received, he leased some ground belonging to the Portman estate, and situated where Dorset Square now is. He managed to get the ground ready for use in the early summer of 1787, and this date is taken as that of the formation of the M.C.C.

As showing the authoritative position which the new club quickly assumed, it may be pointed out that the revised laws of 1788 are issued as from the cricket club in Marylebone.

The earliest recorded match on the Dorset Square ground, which we know as Lord's first ground, was Middlesex and Essex, each with some given men, on May 31st, 1787. The score is sadly deficient in initials, so that it is not easy to see whether the names are of amateurs or professionals, but it does not look as if the match can be counted as first-class. Lord took part in it, and made 36 in his second innings. Three weeks later a more distinguished fixture was arranged, England against the White Conduit Club. There were three amateurs on the

English and five on the club side, the remaining places being filled by professionals, most of whom came from Hambledon.

The name of William Beldham appears for the first time, though there is reason to think that he may have played in London a year or two earlier in some game, the score of which is lost. This famous professional rose to be one of the best batsmen of his time, and thirty-four seasons later was still thought good enough to represent the Players against the Gentlemen.

The club's first match under its own name was on June 27th, 1788, against the White Conduit Club. None but amateurs played, and Marylebone won easily. The next engagement is to be found in August, 1790, against Middlesex. Lord, who does not seem to have played at all for his own club, was on the county side and made 56. The M.C.C. had the assistance of two professionals, Beldham and Clifford. In their big matches it has been the club's custom to strengthen themselves with professional talent, and the full title under which its matches have for many years been played is that of the Marylebone Club and Ground.

Lord's enterprise met with great success, and his club flourished. Public patronage was secured, and three or four thousand people were ready to pay sixpence each for the privilege of looking on. Attempts were made even at that early date to spread the interest in cricket to the provinces, and an amateur side went to Nottingham, where they beat first an eleven and then a twenty-two of that county.

Lord's first ground lasted until 1810, when, in consequence of some difficulty about a renewal of his lease, he moved the turf to a site in Regent's Park. On this second ground cricket was played for three seasons, though not quite with so much success. A further change of site became necessary owing to the cutting of the Regent's Canal, and the club migrated to its present ground in St. John's Wood Road. The original turf was again taken up and relaid. In 1814 the ground which we know as Lord's was opened, and the first recorded match took place there on June 22nd in that summer. It was M.C.C. against Hertfordshire, a one-sided affair won easily by the club.

Space will only allow me to touch very briefly on the finance of the club's history, a subject which possesses much interest. The original venture was helped by Lord Winchelsea, who remained to the end of his life a close friend of Thomas Lord. In 1825 Lord transferred his interest in the ground to Mr. Ward, who was a director

of the Bank of England and Member for the City of London, as well as a renowned batsman. Ward sold the remainder of the lease to Dark, one of the few people approached by Mr. Haygarth who refused to communicate any particulars about his career. So influential was his position at Lord's that the ground was sometimes spoken of as Dark's in the middle of the last century.

In 1866, after a series of transactions, which are very well described in the official history, the club acquired the freehold of the property. Much gratitude is due to Mr. William Nicholson, who made timely and generous advances when capital outlay was found necessary. For the year 1924 the revenue of the club, which showed a substantial balance over expenditure, was more than £50,000.

To return to the cricketers, when you examine the earliest days of the M.C.C. and the doings of those champions who first made the club's reputation, the only standard by which to judge is the standard of figures. Tested in this way, Lord Frederick Beauclerk stands out as the best batsman of the first twenty years of the nineteenth century. He was better, though not much better, than professionals like Beldham and Lambert, and amateurs like Budd and Osbaldeston were in a different class. Budd must have been great fun to watch when he was seeing them well, for he was a fine hitter. He was the only man who hit the ball out of Lord's first ground. This feat was

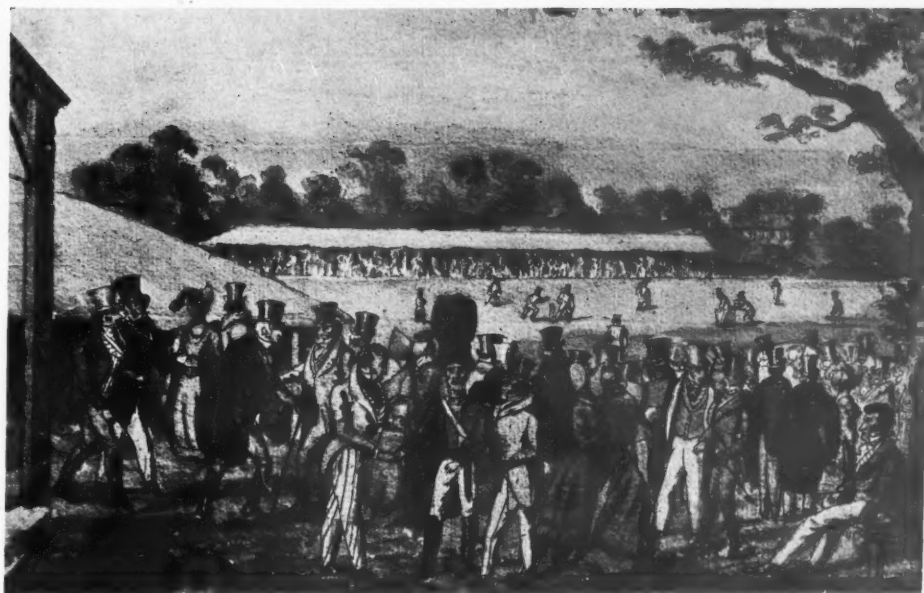


WILLIAM BELDHAM.
Born 1766; died 1862.

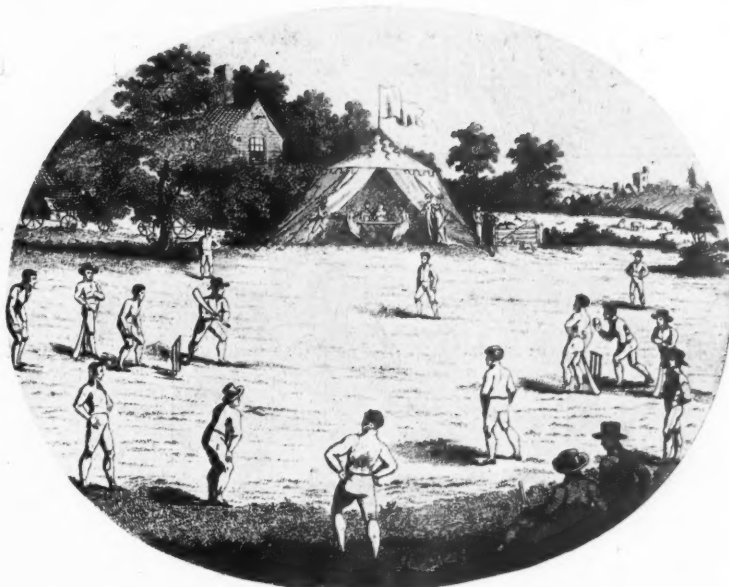
accomplished in his second innings for England against Surrey in July, 1808. The ball went over a 12ft. wall into a greenhouse. Lord, it is said, had promised twenty guineas to anyone who could show that his ground was too small, but he refused to pay. The legitimate successor to Lord Frederick was Mr. William Ward, who made quantities of runs between 1820 and 1830. His record of 278 made on July 24th, 1820, still stands, though more than a hundred years afterwards Hendren got within a single run of it.

The match, M.C.C. against Norfolk, was noteworthy for the appearance of one of the greatest of nineteenth century batsmen, Fuller Pilch, then a boy of seventeen. Ward was shockingly missed when he had made only 30. Beauclerk in the same innings, which amounted to 473, made 82, not out.

Cricket historians touch with delicacy upon certain other characteristics of these famous players. The atmosphere of Lord's for the first fifty years of its existence was about as discreditable as it is possible to imagine. We use the word cricket as a synonym for uprightness, but a century back if you had told a man that something was not cricket, he might have replied that he was glad it was not. Betting and gambling on the game went on merrily; bookmakers were a feature of Lord's, and professionals, as Beldham told Mr. Pycroft, were exposed to constant temptation. The knowledge that the leading amateurs of the time were intent on making money out of cricket, fairly, if possible, and if not, by any species of sharp practice, handicapped



THE CORINTHIANS AT LORDS IN 1822.



The LAWS of the NOBLE GAME of CRICKET.

as revised by the Club at St. Mary-le-bone.

From the frontispiece to the Laws.



LORD'S GROUND EARLY IN THE NINETEENTH CENTURY.

the club authorities in dealing with the evil. Lord Frederick Beauclerk thought it a poor season if he could not clear six hundred guineas by his skill.

Now that cricket has established itself by its own attractions as a game, where no pecuniary incentive is necessary, the legends of its dissolute childhood are intensely amusing. Only one, perhaps the most delightful, must suffice. Mr. Osbaldeston, who was always ready to challenge the universe at any contest on the slightest provocation, declared that Lambert and himself, with two to field, could beat any four men in England. The secret introduction into the opposition of an unknown bowler of terrific speed, named Brown, entirely upset this calculation, and "the Squire," severely defeated, was so provoked that he crossed his name off the list of members at Lord's. He was afterwards very sorry for his hasty conduct, and Mr. Budd tried to persuade the members to reinstate him. But Lord Frederick, who for some obscure reason was allowed to decide the point, thought that the insult was too grave.

Much scandal was occasioned by the match England against Twenty-two of Nottinghamshire in 1817, a contest which both sides were accused of selling. The result was a lamentable exhibition, of which the full particulars are said to have been disclosed accidentally to a general meeting of the club. In consequence Lambert and another professional were warned off Lord's, while an attempt was also made to circumscribe the activities of the bookmakers.

The later decades of the club's history must be passed in more summary review. Certain definite features stand out in

connection with cricket at Lord's as distinctive of successive periods, corresponding to the spread and progress of the game. At first there were mainly club matches or matches with no particular name at all. Gentlemen and Players, Oxford and Cambridge, and Eton and Harrow are oldstanding fixtures, though there are gaps in their continuity. A pleasant feature of the season used to be a Public Schools Week at the end of July, when Eton, Harrow and Winchester played against each other. There were six days' cricket, and directly one match was finished the next was started. It was during this week, in 1825, that the pavilion was destroyed by fire, and many valuable old records were lost. The Public Schools Week was discontinued in 1856, and Winchester has never played Eton at Lord's since.

Another celebrated match which was played each season at Lord's from 1857 to 1866 was that between the All England Eleven and the United All England Eleven, two teams of the leading professionals. These teams toured the country, playing against local eighteens or twenty-twos, and did a great deal to make cricket popular. Their contests at Lord's attracted large crowds, anxious to watch Parr and Daft, Carpenter and Hayward, Wisden and Willsher, and all the other celebrities.

At the end of the 'sixties the increase in county cricket brought these touring teams to an end. And, singularly enough, for fifteen or twenty years after 1868 amateur cricket altogether outshone professional cricket in attractiveness. The excitement created by the batting of W. G. Grace was intense, and he was well supported by many amateurs of quite exceptional skill. There is much more to be said about this classic arena,

and no room to say it—about the wickets and the way in which they used to be prepared by driving sheep on to the ground on a Saturday afternoon—about the officials, from the genial Mr. Aislabie to the still more genial Mr. Fitzgerald—about the various efforts made to accommodate Test match crowds by building extra stands, and about many other matters and many other memories.

If the clock could be put back, and the old fights fought over again, perhaps the summer of 1870 might be chosen by those who wanted to be thrilled.

Listen to the following finishes: On May 31st Yorkshire, on a rough pitch on which W. G. Grace and C. E. Green put on 99 runs in seventy-five minutes against Freeman and Emmet, struggled home by one wicket; and on June 13th Nottinghamshire won the game in which poor Summers was fatally injured by the same narrow margin. On June 28th Cambridge beat Oxford by 2 runs, on July 9th Eton beat Harrow by 21, and on July 19th the Gentlemen beat the Players by 4 runs.

The historic Eton and Harrow of 1910 was the most amazing match ever played at Lord's. It will be remembered that Eton were only a couple of runs to the good with the last boy in their second innings to come in, and yet they won in the end by 10 runs. If the shades of the Duke of Dorset or Lord Frederick or Sir Horace Mann were haunting the pavilion, one wonders if there was any wagering on the issue.

For the young cricketer of to-day, to succeed at Lord's is still the goal of a special ambition. For the spectator on a sunny summer's day there is a fascination about the place which it is hard to match elsewhere.

ALFRED COCHRANE.

RHODODENDRONS IN MAY

MAY is the great month for rhododendrons in the gardens of medium temperature throughout England. It is at this season, too, that the azaleas of America, Japan and China give us their great display and add to the list of desirable plants that can be grown in our climate.

When, moreover, we include a vast number of hybrids of merit, the reader must be aware of the impossibility of comprising in one short article all the good things that can be displayed in gardens during this month.

Wherefore in these few notes I can only mention such species and hybrids that have proved themselves of exceptional value and which, for the most part, can be procured from nurserymen or amateur growers of rhododendrons. Owners, who are so fortunate as to possess gardens with large trees and adequate shelter, should put in a few of the large-leaved section, such as *R. Falconeri*, *R. Hodgsonii*, *R. niveum*, and the new *R. basilicum*, if it can be procured. In Cornwall these are April-flowering, but as a rule they come into bloom with us in early May. These fine species, although they do not flower until they are ten to twelve years old, are plants of great beauty and considerable hardiness.

The flowers of *Falconeri* vary greatly in size and number and some examples bear enormous trusses of white or primrose

yellow. *R. Hodgsonii* has lavender to purple flowers and is the hardest species of the group; while *niveum* has purple, and in rare cases violet, flowers of considerable beauty. *R. basilicum*, a newcomer from Yunnan, is said to have fine primrose to yellow flowers of good size. Forrest says the finest of the whole group is *R. giganteum*, with immense flesh-rose trusses, but it is very tender in a juvenile state, as are also nearly all the forms of *R. grande* (*R. argenteum*), and its lovely hybrid *R. Elsäe*. Included in the same group are *R. fictolacteum*, *R. galactinum*, *R. sino-falconeri*, *R. semnum*, etc., which, although hardy, are not remarkable for their flowers. *R. sino-grande*, whose gigantic leaves surpass all other rhododendrons, has a comparatively small truss, while the plant itself is very tender.

Passing from the giants to the dwarfs we have, early in May, a lovely group in the series of *R. lapponicum*, mostly with primrose, lavender or blue flowers. The best of these are *R. fastigiatum*, *R. hippophæoides*, *R. impletum*, *R. intricatum* and *R. scintillans*, all with lavender or blue flowers, and *R. primulinum* and *R. flavidum*, with pale primrose flowers. All these little gems, when planted in bold groups, are very lovely where they succeed, but being purely alpine, it must be remembered that the ordinary good conditions of shade and soil are



A FINE GROUP OF MOLLIS AZALEAS.

not as a rule suitable. They like abundant moisture, moderate sun and sand, grit and peat, well mixed.

About this date begins the large series of rhododendrons allied to *R. yunnanense*, embracing *chartophyllum*, *Davidsonianum*, *charianthum*, *Augustinii* and *rubiginosum*. All these species are extremely valuable because they seldom fail to flower annually and seem to stand our erratic climate better than any of the new Chinese rhododendrons. Some of these are likely to reach immense proportions. I am so fortunate as to possess an example of *R. rubiginosum*, which is, to-day (May 10th), a pillar of lavender pink and, already, though only fifteen years old, 14ft. high. Another great merit of this group is that it is not necessary to "dead-head" the trusses after flowering is over, and this is a merciful dispensation of Providence for those who possess a rhododendron garden.

Other good Chinese species which go well with this group are *R. Souliei*, with white or pink flowers, and *R. pachytrichum*, which carries flowers ranging from cream to red, with a dark interior to the corolla.

Perhaps the most popular species from early to mid-May is *R. campylocarpum*. We have now two very distinct forms, one, the commonest, with pale flowers, which grows in pyramidal form up to 13ft., and which is named var. *pallidum*. The other, the original species, as collected and described by Hooker, is more or less a dwarf plant with dark leaves and pure yellow flowers. Both are excellent garden plants and never fail to attract attention, but easily suffer from ill-health due to over-flowering.

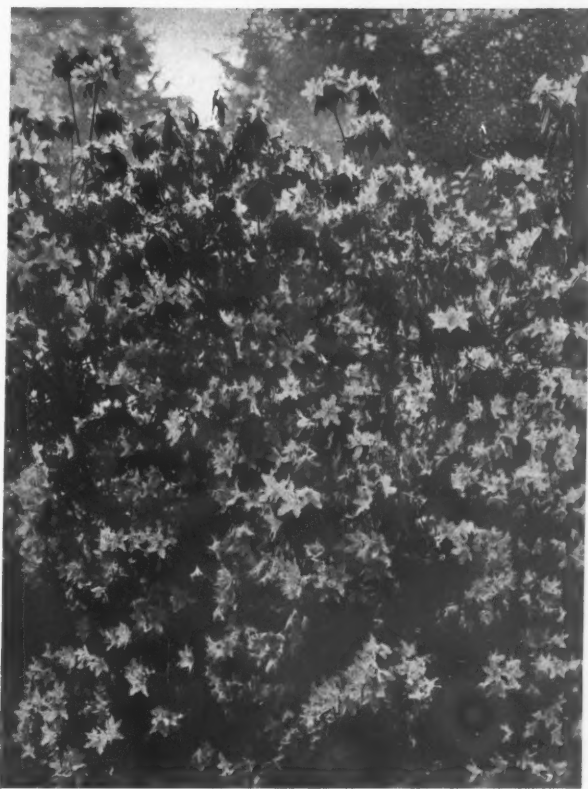


R. LUSCOMBEANUM SPLENDENS, A GOOD HYBRID.

Wherefore, if the gardener is anxious for a biennial display he must give the plants a good coating of cow manure or canary guano and disbud severely. Yellow species and hybrids are exceedingly rare and much sought after. Most of them, such as *Boothii*, and *sulphureum*, are too tender for the home counties, but the best of all, *R. lacteum*, seems quite hardy, but is at present almost impossible to procure. I hear that Kingdon Ward found a lovely new species with bright orange flowers and blue-green leaves above the Tsanpo valley in Tibet on his recent expedition.

For a long time it must be confessed that nearly all hybrids of *R. campylocarpum* failed to exhibit the beauty, delicacy and colour of this parent, but out of these hundreds of hybrids we have now a few desirable ones, such as Loder's *arboreum album* and *campylocarpum* and certain hybrids of unknown origin, raised by the Dutchmen. Abbey, Magor and Smith of Penjerrick have also added a few that are quite desirable, but scarcely first-class, with the exception of *R. Penjerrick*. *R. campylocarpum* looks best, as at Leonardslee, when planted in a bold group of, say, eight or ten plants together, and after flowering should be immediately "dead-headed." Other good species for early May are *R. irroratum* (only the best yellowish forms), *R. Delavayi*, *R. orbiculare*, *R. Williamsianum*, *R. arboreum* var. *Kermisium* (the best blood red).

R. Fortunei is the type of a very large group which, although itself not flowering till the end of May, has furnished a number of first-class hybrids which flower early in the month. The best



R. AUGUSTINII, ONE OF THE BLUEST OF RHODODENDRONS.

of these is *R. Fortunei* × *R. Thomsonii*, which has been crossed by Luscombe and represented by the well known *R. Luscombeanum* and another form known as *splendens*, with very large, loose trusses, and the late Sir E. Loder. The last named is the best because it flowers nearly every year. The habit, leaves and flowers are all that we can wish for in a first-class rhododendron, and its abundant rose-pink trusses light up the whole garden at this season. If Sir Edmund had raised nothing but this hybrid and *R. Loderi*, we should be in debt to him, for these are plants which should be in every garden in England that can grow them.

Another magnificent hybrid of equal merit, but, alas, of considerable tenderness in its flowers, is *R. Fortunei* × *R. arboreum* (blood red), and raised by Mr. J. C. Williams of Caerhays. *R. E. Gill* which created such a sensation a few years ago at one of the R.H.S. spring shows, is one of these and there



A HYBRID BETWEEN *R. FORTUNEI* AND *R. THOMSONII*.

are even better forms than this at Caerhays, where a whole wood is devoted to them, together with the superb *R. arboreum* (blood red) \times *R. Thomsonii*. It is one of the sights of England when in bloom. Sir E. Loder raised this hybrid, too, with poor results and I also made the cross. My plants look interesting and flowered first this year. Some of the dark red forms are very good.

Colonel Stephenson Clarke has achieved a success in crossing *R. Fortunei* with *R. campylocarpum*, for some of his seedlings are very beautiful, but other hybrids (except *R. Loderi*) of *R. Fortunei* have made no mark, except two excellent ones raised by George Paul many years ago and known as *R. Duke of York* and *R. Duchess of York*. These are both lovely plants, but do not flower, however, until late in May.

For early May the six best *arboreum* (blood red) hybrids are *R. Ivory's Scarlet*, *R. Wellsianum*, *R. Sun of Austerlitz*, *R. Tregedna* and *R. Beauty of Surrey*.

R. Ivory's Scarlet is an indispensable rhododendron for this season, as it grows to a large size (there are plants at Anstie and Kitlands nearly 20ft. high), and bear abundant trusses of the richest scarlet. It is rather tender in a young state and difficult to start, but once it covers the ground and its leader is well staked to achieve upright form, it grows with great rapidity. *R. Wellsianum*, an old hybrid raised by J. Veitch, is somewhat dwarf in character, but is quite hardy and an abundant bloomer, with nice crinkled red flowers, after eight or ten years.

R. Sun of Austerlitz is a somewhat scarce rhododendron, raised long ago by J. Waterer and Sons, and is not as well known as it should be. It bears masses of shiny red flowers of fine *arboreum* character, and is always much admired.

R. Tregedna is a Cornish cross, sent out a good many years ago by Reuthe. It takes many years before it flowers, but furnishes a shade of soft red that holds its own well even with shiny scarlets.

R. Beauty of Surrey was, I believe, raised at Bury Hill, Dorking, or possibly by Mr. Ivory, a nurseryman of that town, who lived about fifty years ago. It is a very rare plant now, but worth a place for its intense scarlet flowers.

A very fine flowering hybrid of great beauty, sent out originally by A. Waterer as *R. amœnum*, and now known as *R. emasculum*, should not be omitted from any collection. It resembles the old *R. præcox*, but flowers later and has larger trusses of soft lavender pink.

We now come to a group of hybrids owing their origin to *R. Griffithianum* (*R. Aucklandii*), a magnificent species, which has done more to improve garden hybrids than any other. The true species is very tender and only worth growing in the West of England, Scotland and Ireland, where it is the glory of the garden in early May, with its masses of great white flowers and distinguished habit. Sir J. Hooker first explained its great beauty,



R. ELSÆ, A LARGE-FLOWERED MODERATELY HARDY HYBRID.

though Wight first described it, but it was Mangles who first saw its great possibilities as a breeder, while nurserymen and amateurs of recent years have further exploited its possibilities. Anthony Waterer, the Belgian nurseryman, John Waterer, M. Koster, J. H. Van Nes, J. C. Williams and the late Sir E. Loder went on with the work till to-day we have as many good hybrids in a range of colours from white to deep scarlet as is necessary.

R. Dr. Stocker is the first to flower, and then we have *White Pearl* and all its varieties, such as *halopeanum*, *Standishi* and *Gauntletti*. *R. White Pearl* is indispensable, as its foliage, habit, and large trusses are always an attraction. *Pink Pearl*, too well known to be described, is another essential hybrid. It is and will always remain one of the best hybrids, though it requires better cultivation than it generally receives. It should be severely disbudded every March.

Other good *Aucklandii* hybrids for mid-May are *Princess Juliana*, *R. Daphne Millais*, *R. May Queen* (pink), *Starfish*, *Diphole Pink*, *R. Queen o' the May* (white), and the fine series of new rhododendrons raised by Van Nes, such as *Earl of Athlone*, *Charles Tracey*, *Langley Park*, *King George* (scarlet), *Sir Isaac Balfour*, *Pamela Fielding* (pink), *Britannia*, *Armistice Day*, etc. (red). Another Dutch firm, Messrs. M. Koster, has also raised many fine hardy *Aucklandii* hybrids of mixed origin, such as *Mrs. Lindsay Smith*, *Mrs. Chas. Pearson*, *Mrs. Robert Wallace* (white), *Lady Stuart of Wortley*, *Rosamond Millais*, *Kathleen Fielding*, *Ryderlight*, *Betty Wormald* (pink) and *Hugh Koster* (red), all of which are first-class plants of extreme hardiness.

The best hybrid of all, and one that rivals *R. Aucklandii* itself is *R. Loderi*. This plant has no equal among modern hybrids, and it is doubtful if it will be surpassed. With the exception that one or two of its seedlings make their growth too early and are apt to be cut, it is a plant without a fault. It grows rapidly and after six years begins to put forth its magnificent trusses, often 30ins. in circumference, with individual flowers from 6ins. to 7ins. across. The colour ranges from white to a good pink and if several of the varieties are planted we can have examples in bloom from April 25th to June 1st.

R. Loderi can be grown almost anywhere, except in the north-eastern counties of England and Scotland. It does well in Norfolk and succeeds as far north as Morayshire and East Ross-shire. The only trouble about *R. Loderi* is that it is apt to make all other fine *Aucklandii* hybrids look third class. I have measured two *Loderi's* with 7in. flowers, and no other rhododendron can exhibit such a size. Yet, with all its size and grandeur, no critic can say that it is not refined and beautiful. An enthusiastic lover of this plant died in March and gave directions that his coffin should be placed under his favourite *Loderi*, a wish worthy of FitzGerald.

Among the best scarlets for early and mid-May are *R. Ascot Brilliant* \times *R. arboreum* (blood red), and *R. Luscombe's Scarlet* \times *R. arboreum* (blood



R. LODERI, ONE OF THE BEST OF ALL FLOWERING SHRUBS.



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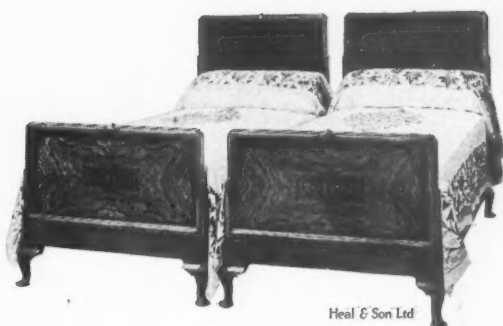
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real). Individual seedlings are of dazzling colour and as bright as the pollen parent and, fortunately, much hardier.

R. Luscombe's Scarlet is a rhododendron that should be included in every collection, as it grows so rapidly and forms such a fine bush of glowing crimson at the back of lower growing varieties.

We can do no more than mention the important claims of hardy forms of the wonderful Kurume azaleas, such as Hina-mayo, Hatsu-Giri, Kirishima and R. Kämpferi. These are all abundant bloomers, and generally a success in sheltered gardens where the soil is of a sandy or sandy peat nature. The importance of groups of the favourite Mollis or flavum azaleas is now accepted

for those who like bold masses of yellow, orange, flame and red, but they scarcely excel the remarkable series of azaleas created by the late Anthony Waterer, and, being late flowerers, will be dealt with in our next article.

Among the new Chinese for late May are R. hæmatodes (scarlet), and R. dichroanthum (orange red). These have now proved themselves as first-class front-edge plants. Both are hardy and like shade, as does R. glischrum (pink), a medium grower, with fine leaves, and of which Forrest has a high opinion. R. fulvam has beautiful leaves, but such flowers as I have seen are not impressive.

J. G. MILLAIS.

CORRESPONDENCE

THE NEW LAMBETH BRIDGE.

TO THE EDITOR.

SIR,—With reference to the new Lambeth Bridge, of which such an excellent illustration is given in COUNTRY LIFE of May 23rd, may I protest against the proposal to face the bridge with stone. The construction is steel and concrete, and no stone bridge with such an arch could stand for one moment. This is so obvious that to face it with stone is to write "sham" all over it in large letters. I notice also that the lamp standards are placed in an unusual position over the centre of the arches. Why? Placing them in this prominent position suggests that one of the main objects of the bridge is to give light to the river below; and even if this were really the case, it would simply be misleading in a fog, for it would naturally be supposed that the lamp standards were in the usual position, namely, on the piers, where, indeed, anything that gives the suggestion of weight should be placed. Misplacing the lamps is surely an error, but facing with stone is a heinous offence. The bridge is honest steel and concrete, so what is there to be ashamed of, and why try to hide it?—J. G. TALBOT.

KING JAMES I AND THEOBALDS PALACE.

TO THE EDITOR.

SIR,—Concerning the note from a correspondent on King James I and Theobalds Palace which appears in your issue of May 16th, may I be allowed to correct an error into which the writer has fallen in labelling one of the illustrations, "Theobalds in its Glory"? However, he has erred in very good company. I know of no view of a building which has been so often and so variously misnamed. When the illustration first appeared in 1765, published by the Society of Antiquaries in "Vetusta Monumenta," it was called Richmond Palace. Its first appearance as Theobalds is found, I believe, in the *Gentleman's Magazine* for 1836. Ever since then it has masqueraded as Theobalds, and still continues to do so, in spite of the fact that Mr. A. W. Clapham, writing in the *Architectural Review* (Vol. XXIX, page 63), identified it beyond doubt as Nonsuch Palace. In a later number of the same periodical (Vol. XXXIX, page 59) I pointed out that the original picture from which Basire engraved the plate for the Society of Antiquaries still exists. It is an oil painting by Vinckeboons, and hangs in the Fitzwilliam Museum at Cambridge. The wide circulation of COUNTRY LIFE ought to have the desirable result of correcting this error for good.—HERBERT C. ANDREWS.

[The illustration which appeared in COUNTRY LIFE above the title "Theobalds in its Glory," was, as it happened, reproduced from the illustration in the *Gentleman's Magazine* of 1836. We are indebted to Mr. Andrews for this opportunity of correcting our earlier correspondent's misapprehension and our own.—ED.]

UNIONS BETWEEN DOGS AND FOXES.

TO THE EDITOR.

SIR,—The recent correspondence re supposed fox x dog hybrids is most interesting, ditto the sheep and goat crosses, as both crosses have long been viewed with scepticism by scientists and responsible naturalists. The animals in the picture of the "Dog x Fox Hybrids" certainly have a most foxy look, not that that is by any means conclusive, for dogs of foxy appearance are not uncommon. Considering how distinct the two species are, it is surprising indeed to learn the progeny of this first cross was perfectly fertile. This alone makes one wonder if a mistake has not been made concerning the "vixen," and if

she was not a very fox-like bitch, or possibly a small foxy-looking she-wolf? The latter species, we know, breeds freely with the dog, of which it is believed to be the ancestor or part ancestor. It would certainly be highly desirable that these most interesting animals should be inspected by experts, and, if really hybrids, that the fact should be established beyond doubt.—FRANCES PITT.

WHEN MAY IS OUT.

TO THE EDITOR.

SIR,—As the season of spring blossom is now

and devour the eggs, but has a wholesome respect for the power of a goose's bill and the blow from its wing. The sharp beak of the starling also appeared to keep it at bay. I once had an experience with an egg-eating rook at Kendal. The eggs from under the brooding hens vanished one by one. We blamed rats, and raised the coops out of the way of rats, but still the eggs vanished. On watching, we found that a rook was the culprit. It would perch upon the ledge in front of the coop, and make lunges at the hen. She would immediately raise herself up and peck at the rook, which, seizing the chance, would spear an egg and



"WHEN HOYDEN MAY THREW HER WILD MANTLE ON THE HAWTHORN TREE."

upon us, I hope you may like to publish this picture of mine.—PERCY BEDFORD.

AN EGG-EATING ROOK AT KEW GARDENS.

TO THE EDITOR.

SIR,—On visiting Kew Gardens a little while ago, and walking beside the lake, I surprised a rook eating a large white egg. The fragments of another were close by. The eggs were quite fresh, and as the shells were very clean, the eggs must have been recently laid. I watched the tactics of the rook for some time, and saw him visit several moorhens nests in turn, but he was disappointed at finding nothing in the nests. I then saw him exploring the holes in a large tree, and, in spite of my voiced protests from the bottom of the tree, he found and devoured all the eggs in a great tit's nest. He was so cunning and clever that he followed me around the lake, no doubt hoping that if I flushed any birds he might get a chance of stealing the eggs. Four days later I again visited Kew Gardens, and found that the rook had brought a friend with him, or perhaps it was his mate, and while I watched they found and devoured the contents of a blue tit's nest. Unfortunately, the entrances to these nests were large enough for him to insert his beak. The rook will eject anything smaller than a goose,

carry it off. In this way it carried off several eggs, until the farmer's wife with surprising quickness, stole up behind the bird, seized it and wrung its neck before it could do more than utter an indignant squawk.—H. T. C.

A CUCKOO-STARLING?

TO THE EDITOR.

SIR,—At the present moment I am greatly intrigued in a problem which concerns that much-discussed bird, the little owl. In a certain orchard, the locality of which I prefer to keep secret, there is an old apple tree, in a hollow of which for some years past starlings have been in the habit of nesting. The other day, out of mere curiosity, I went to have a look in this hole, and there found, as I expected, a starling's egg; but with this egg were four others—those of the little owl. The latter is now sitting, and I am wondering what will happen. Supposing that the owl hatches some or all of her eggs and that of the starling also, what will be the fate of the little stranger? Will the food that the owl brings suit the young starling, and, if it does, will its foster brothers and sisters suffer it to exist? Or will they just turn it out as an undesirable alien? I am hoping that the bird will not be disturbed, and with your permission I should like to report further later on.—EAST SUSSEX.



A THRUSH'S NEST ON A COUPLING.

A NEST ON A TRAIN.

TO THE EDITOR.

SIR,—In your issue of May 2nd, 1925, is shown an unusual nesting place for an oyster-catcher, and I enclose herewith a print from which it will be seen that a thrush has chosen a rather unusual site too. The nest is built upon the coupling of an express corridor train which is all ready for the next journey.—R. H. CLARKE.

A CUCKOO WHICH LAID IN A NEST BOX.

TO THE EDITOR.

SIR,—In a London daily there has recently been a good deal of correspondence respecting the cuckoo and its manner of laying, but I doubt if it has happened to any of their readers, or to yours, to share my experience. Two years ago a robin nested in one of my bird-boxes, originally intended for a flycatcher; the nest came to grief, so I moved it to another part of the wall, placing it among some thick stems of climbing rose, and thus protected and screened from cats and grey squirrels. When I next inspected the bird-box it contained five robin's eggs and one cuckoo's. The entrance measuring only 3 ins. by 2 ins., it is obvious how the egg was inserted. The robin sat so closely I could not afterwards remove the cuckoo's egg until it had hatched, when I had it destroyed. I am sorry to say that in the end the cat triumphed, and this year the robin has wisely nested elsewhere. At present I am contending with a fresh marauder, presumably a rat, which has gnawed through a bird-box in which a blue tit is laying, within an inch or so of the eggs; a bundle of gorse tied over the aperture has saved the situation for the moment.—MAUD STEVENSON.

"A PEACOCK WHOSE EYES ARE INCLINED TO HIS TAIL."

TO THE EDITOR.

SIR,—I send you a photograph which, I hope, you may like, of a peacock in his fullest glory. The sight is not an uncommon one, and yet it never loses the power of astonishing us. I only wish that the photograph could reproduce the splendour of colour.—M. McL. CORBYN.

KILLING NATURE'S POLICEMEN.

TO THE EDITOR.

SIR,—Gamekeepers and others have already begun their annual war upon many of the wild birds and animals which are still regarded as enemies, although long observation has shown that they are really nature's policemen and real friends of the farmer. One would have thought that, considering the damage done by sparrows—it has been calculated at £800,000 a day in harvest time—the



THE HAYWARD DOES HIS DUTY.

sparrow-hawk would have been sure of protection, despite his occasional tendency to take game chicks, if only for his services as a destroyer of sparrows. Owls are still being killed to adorn the doors of keepers' huts, yet owls might well be the farmers' best allies. With the possible exception of the little owl, which was rather injudiciously introduced into this country, owls are practically worth their weight in gold to the farmers. This should have been recognised but the fact is they do good by stealth, flying in the late dusk, when the rats and mice on which they wage war are coming out to feed. The white or barn owl is essentially a mousing owl, and its presence in the barn or farm buildings means the saving of many pounds' worth of grain each year. True, these owls may occasionally take a young pigeon, but pigeons are not such valuable birds and, considering that they are voracious grain eaters their occasional taking by the owl could well be forgiven. The brown owl destroys great numbers of voles and field mice, and a fair proportion of its food consists of beetles and night-flying insects which might easily set up most serious damage in the crops. There is, perhaps, some reason for the destruction of stoats, since they will not kill rats if rabbits are available; but their smaller kinsman, the weasel, should be encouraged, for he can follow all the ramifications of mice or rats in a wheat stack and is less liable to turn his attention to larger prey.—W. S.

"WHERE BE THE HAYWARD?"

TO THE EDITOR.

SIR,—In the quaint Court Leet and Court Baron of "Copyholder's" experience, as described in COUNTRY LIFE on May 16th, "no one seemed now to know what the duties of the hayward ever had been, except to help the constables, 'whose duties' must have lapsed in '59!" But here in the Cotswolds the hayward is a very busy and important personage. On May 13th I saw him in the height of his glory at the Annual Cattle-branding Ceremony—a really important occasion, worthy of capital letters. From April 5th to May 13th

the glorious flower-strewn upland that is Minchinhampton Common (including Amberley and Rodborough Commons), enjoys its annual holiday from the grazing cattle, horses and goats; but on May 13th they all come back again. First, however, a toll of 1s. 3d. per animal must be paid by the commoner, "with rights to depasture," the toll-bar being on this occasion conveniently situated near another bar at the Old Lodge Inn, in the middle of the common. The commoner then hands his receipt to one of the committee—some farmer or landlord of worth and repute—and a cry goes up for "Hayward! Hayward!" and the hayward, who has been bending over a little fire, scrambles into the temporary stockade, tarry saucepan and branding iron in hand, among the stamping, jostling heifers and bullocks. "Stamp—stamp—stamp!" And the back of each beast bears the tarry mark of Minchinhampton—a large H encircled by a heart. In the old days the branding was quite a fête day, with coconut shies and other jollities; even now, to the townsman, it presents an interesting spectacle of the farmers and other worthies of the district in conclave—the steady-eyed old man, bearded or side-whiskered, the bronzed young one, whose back-chat is of cross-word puzzles (!) and who lords it in a Fair Island pull-over—the village grocer, rattling up in his newly painted gig—and the rosy-faced five year old daughter of the squire, who runs fearlessly in among the patient horses. But the hayward has many duties besides the branding. Every day he must go the rounds of the common—Burleigh, Brimscombe, Pinfarthing, the Box, and all the rest—so he beats his bounds, keeping his eye on all the animals, noting the sick or lame, impounding the unbranded. He can trace the owner of every grazing beast, for each bears a private mark on hoof or horn or ear or back, and each mark is duly entered in the hayward's book. If a cow calves unexpectedly—the hayward finds her; if a colt, tripping in a rabbit hole, strains his leg—the hayward finds him; if some heifers change hands and the toll money is not paid again by the new owner—the hayward finds

them (and impounds them!). And then he notifies the owner. One of his less agreeable duties is to look after the village rubbish tips—seven of them—burning the heaps of paper, covering over old tins and buckets that might hurt the animals. He is also in request among the villagers for many an odd job. One day I watched him ringing some little pigs, and his "Come on, then, little man, we ain't a-goin' to hurt you," was, in view of the yelling of the piglets, painfully reminiscent of the dentist! But he was wonderfully quick and sure. Lastly, if you want to know the local gossip—ask the hayward. After all, it is his job to know the business of the commoners. But I don't say that he will tell it to you.—V. M. GREEN.



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DEWAR'S

THE QUALITY OF HAY

THE importance of hay as a stock food may be judged from the fact that out of a total of about 17,500,000 acres of permanent and temporary grassland in England and Wales, no less than 6,500,000 acres were cut for hay last year, representing a total production of nearly 8,000,000 tons of hay. What is not always sufficiently realised is that the ultimate efficiency of this hay as a feeding stuff depends upon a large number of factors, some of which are well within the control of the maker, whereas others, unfortunately, are of an external character. Quality in hay concerns many points, but the impression held by the average person is that suitable weather during the curing process is the controlling factor. It is necessary to recognise, however, that there must be suitable material to start with in the first instance. Considerable attention has been devoted to this latter point in scientific quarters, and it should be observed that the only reliable index of feeding value is that provided by the results obtained in carefully conducted experimental feeding trials. The analyses of the chemist may help in part, but efficiency as expressed in terms of live-weight increases in stock is a more practical and reliable interpretation. In this sense it is now becoming increasingly recognised from the results obtained in the improvement of pastureland that different types of manuring achieve different results, and that one cannot entirely rely upon the judgment of the eye and the appearance of the field to indicate which system provides the most economical form of manuring. In many cases, great improvements can be effected, but the expense entailed is greater than is really necessary. Similarly, in regard to hay, varying interests conflict. Thus, some regard hay as a principal winter foodstuff, and a full barn induces a greater feeling of security than one not so full. The system of management, therefore, which gives the heaviest crop receives the preference. It is conceivable that in certain circumstances this is a wise procedure, as, for example, when the crop is grown for sale purposes.

When one deals with the production of hay for home consumption it is questionable whether it is advisable to concentrate so much on quantity as on quality. Altogether, apart from the weather influences, the manuring of permanent meadowland in the Palace Leas field at the Northumberland Experimental Station, at Cockle Park, has conclusively demonstrated that the manuring considerably influences the feeding value of the hay. This experiment was laid down by Professor Somerville, and has now been in progress since 1897, and a great measure of reliability can, therefore, be attached to the results, which indicate that of the common forms of manuring applied to meadowland:

- (a) Dung alone rather improves the quality.
- (b) Phosphates greatly improve the quality, and particularly when a potash manure is added.
- (c) Dung plus complete artificials, as also nitrogenous manures, considerably reduce the quality of the hay.

Having regard to the best dual returns of quality with quantity, the manuring as under (a) and (b) has also proved the most satisfactory.

It will thus be appreciated that the expenditure of much money on artificials in the nitrogenous section, for permanent meadowland, does not react favourably on the quality, and that the gain in weight of crop produced may not have been economically obtained. The relative importance of manuring is due principally to its influence on the type of herbage induced in the meadow. Thus, nitrogen induces coarse grasses with much top growth, while phosphates promote the development of the more leafy and nutritive plants. Professor Somerville, acting on the Cockle Park results, depended upon phosphates for his hay crops on his late farm at Poverty Bottom, and was perfectly satisfied from the practical and economical standpoints with the relatively small crop produced by reason of its superior feeding value.

It should not be assumed, however, that, in aiming for quality, one should neglect the question of bulk. It is evident, from the recent research work of Professor Stapledon of Aberystwyth, that we are only yet on the threshold of knowledge concerning the management of meadowland. There is still much work to be done on the factors which influence crop yields, apart from manuring and climate. Thus it has been shown that the amount of grazing to which a meadow is subjected may limit its productivity, if it is continued for too long in the spring, and may also further limit the amount of the aftermath.

Mention has been made already of the influence of manuring on the herbage, and it is to be noted that to a great extent one can, in the case of newly seeded down meadows, influence the quality by a wise choice of seed mixtures. This raises a separate matter, but remarkable advances have been made within the past few years, mainly because of the attention paid to the sowing of indigenous wild and native types, as against the commercial and imported types.

THE SELECTION OF GRASSLAND FOR HAY.

It is frequently noticed, in travelling through the country at this time of year, that different customs obtain in respect of the land laid by for hay, or otherwise freed from stock, for the purpose of harvesting instead of grazing the grass. In the north of England, for example, it has for long been customary to have fields which are definitely mowing fields as distinct from pastureland. In the Midlands and parts of the south of England fields are frequently set aside for hay every alternate year, being grazed in the intervening period. In other cases fields are set aside for mowing, according to the demands of the farm or the peculiarities of the season. Experimentalists have never investigated this point very thoroughly, but in scientific circles it has been customary to assume that the permanent type of hay field is superior to the alternating type. The reasons set out for this view are that permanent meadow and permanent pasture differ essentially in their herbage. Thus a well grazed pasture has an excellent bottom and a good development of clover, whereas a permanent meadow has little clover and not such a close bottom, but with a better development of top grasses. By mowing in alternate years the view obtains that one tends to destroy the features associated with a desirable pasture, and also that no considerable advantage in cropping is gained. An experiment carried out at Woburn on this point from 1915 to 1921 was by no means conclusive, but did indicate that the scientific viewpoint was more or less correct, though mowing and grazing in alternate years gave a slightly better yield than the plot which was mown every year.

DISQUIET IN PEDIGREE CIRCLES.

The opinion is growing in responsible pedigree stock-breeding circles that the breed societies ought to view their responsibilities more gravely, especially in regard to the supervision exercised in the registration of animals. Since one of the great fascinations of pedigree stock rests in their possession of a known and recorded ancestry, it is very disquieting when doubts are raised as to the genuineness of a pedigree. Cases of an unsatisfactory character come before the councils of most breed societies from time to time, and proved cases of misrepresentation earn the expulsion of the defaulter from the membership of the society. The other breed societies in turn are usually notified, so that offending persons are placed on a black list, and debarred from entering the ranks of any other pedigree breeders. Unfortunately, people so convicted may have been poisoning the pedigree market for years with doubtful animals, and herein lies the mischief. With a view to making it increasingly difficult to juggle with pedigrees, several societies have tightened up the conditions for entry. Thus,



A PEDIGREE HERD;

in the case of shorthorn cattle, calves must be registered within a month from birth and must have a registered number tattooed in their ears. Yet, even so, there is ample scope for the dishonest person to practice substitution, for numbers can be duplicated, and especially in such a widely distributed breed as the shorthorn. Knowing the human liability to err, it has been considered essential in the case of milk-recording societies to appoint official recorders to pay surprise visits to check the milk yields once every six weeks so that some degree of authenticity might apply. If this is so necessary in the matter of milk-recording, it is strange that such little attention has been paid to the securing of authentic pedigrees as proved by inspection. Some of the money which is in the possession of our leading breed societies might very well be utilised for the appointing of official inspectors to pay surprise visits and to check such matters as recent births in herds, tattoo numbers of calves, bulls in service, proportion of pedigree to non-pedigree calves in the herd. Any expense involved in this connection would at least be amply repaid by the greater feeling of security which new breeders as well as others would feel in the purchase of pedigree stock.

BUCKWHEAT.

The merits of buckwheat as a cover and food for game were emphasised in the columns of *COUNTRY LIFE* some weeks ago, but its agricultural value is not to be despised. This has been demonstrated recently by its inclusion in late-sown forage cropping mixtures for giving a September cutting.

The plant, presumably, derives its name from the old English word meaning beech, for, since it belongs to the Natural Order Polygonaceæ,

it therefore bears seeds of a triangular shape similar to the beech nut. As a cultivated plant it has been associated with Chinese agriculture for over a thousand years, but was not introduced into Europe until the sixteenth century.

There are three chief species in cultivation, *viz.*, common buckwheat, Siberian or Tartary buckwheat and notch-seeded buckwheat. The first-mentioned species is the most commonly grown, though the Siberian is somewhat hardier. Common buckwheat is an annual plant, growing from 2ft. to 3ft. in height, the stems of which are smooth and pink coloured. The plant is comparatively shallow rooted, and instead of tillering like most other cereals, produces one stem from each seed, producing a large number of branches, the number of which depends on the closeness of the seeding.

Agriculturally it has a large number of uses. Its choice of soil is very easily satisfied, and is a suitable crop for light, poor land, especially if well drained, while it also does well on acid soils. Some of the poor soils in East Anglia are ideal, while even in the south of England on thin chalks it has given good results. It is a typical catch crop in the sense that it possesses exceptional quickness of growth, since it matures within a period of twelve to fourteen weeks of sowing. It is, however, comparable to maize in its susceptibility to injury by frost. This enforces a late seeding time, which is usually from the middle of May till the beginning of June. When grown for forage purposes for cattle and pigs, care has to be taken to feed the crop before it reaches maturity, as the haulm and grain apparently contain a poison which causes intoxication or dizziness, especially if fed in excessive amounts.

MODERN SWEDISH ARCHITECTURE

AN ART OF SILHOUETTES AND VOIDS.

ONE can only surmise that either the public in Sweden are better educated in matters of art than we are in England, and succeed in getting what they want, or else that that small country is in the divine position of having the right men in the right places, who give their country of their best and have the exceeding advantage of being men of talent or even men of genius.

And so it was with unexpected pleasure that we were able, through the indefatigability of Mr. Yerbury, the Secretary of the Architectural Association, to visit a really good exhibition of the works of modern Swedish architects in the Galleries of the Royal Institute of British Architects last summer, which has been

followed up by this fully illustrated volume, *Modern Swedish Architecture*, by Hakon Ahlberg. Edited by F. R. Yerbury. (Benn Bros., £4 14s. 6d.)

Certain modern buildings sing out always as makers of history, recognised at the beginning of their career: and the great new Town Hall at Stockholm is one of these. Reminiscent and yet modern to a degree, one feels of modern Swedish architecture that those mad puppet efforts of the Cubist and Vorticist have recollected themselves: been modelled, organised and beautified by a master hand and come to life. What we of sober judgment have criticised as being, to our minds, ugly or even revolting, but always strong, in the works



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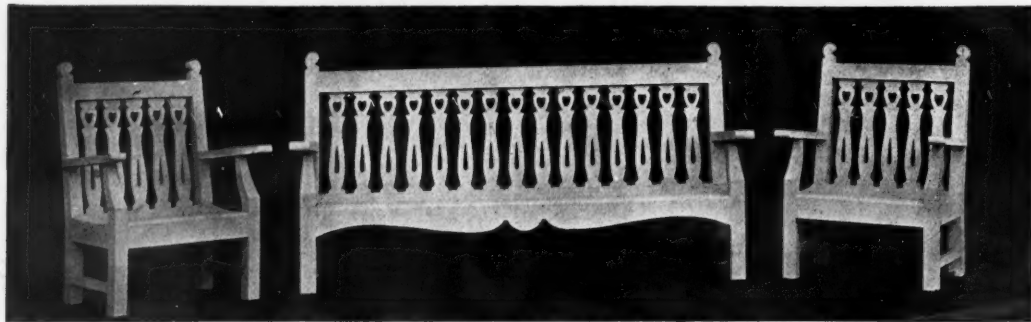
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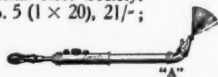
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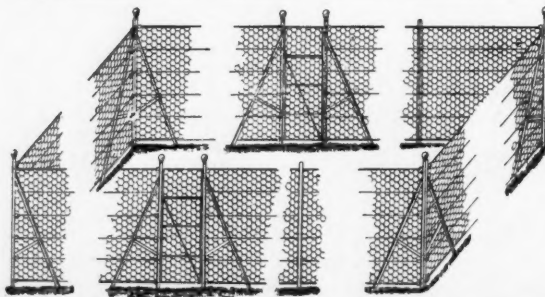
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of the last few years in the modern school both of painting and architecture has now pointed the path which we cannot fail to recognise as being the solution in building where tradition has been squeezed dry.

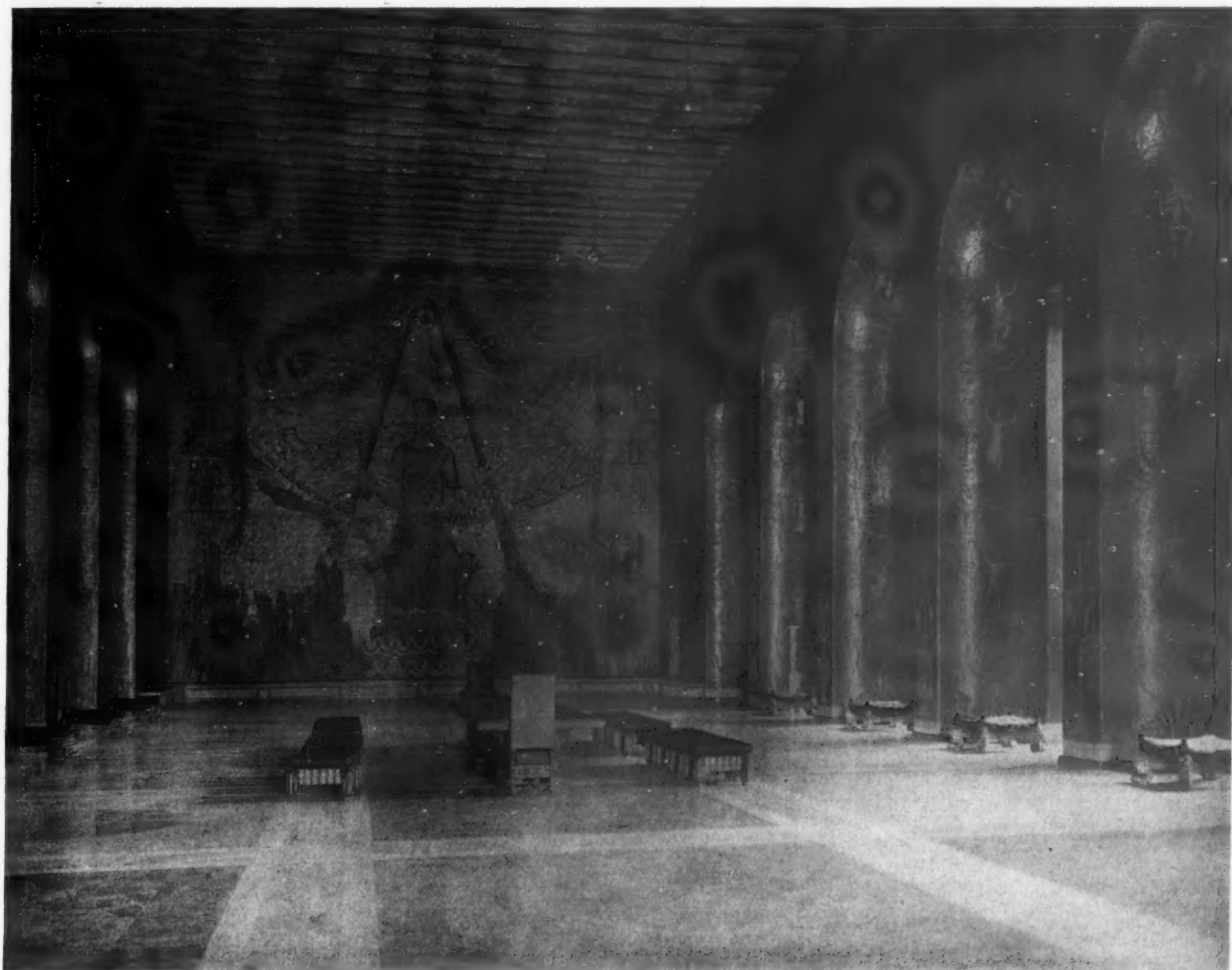
I have said reminiscent, for, surely, this great Town Hall reminds one of the Custom House at Venice. It possesses balance of plan to a large degree, without absolute symmetry, especially in elevation. Modern in its sculpture and interior decoration, it yet emphasises traditional Swedish feelings.

The original designs for the Town Hall were different from the result; as bad as the first designs for St. Paul's. But Ostberg, like Wren, felt his way after much thought, and during its actual erection he produced a restrained masterpiece. All great architects do that! This openness, moreover, to foreign influence is shown by Mr. Ahlberg to have been a prominent tendency of Swedish architecture, culminating, in the time of Charles XII, in such noble works as Tessin's "Royal Castle at Stockholm." But in the nineteenth century a decay, similar to that in England, prevailed, out of which I. G. Clason is generally acknowledged to have been the leader. All subsequent work owes much to his sound precept and example.

purpose: and let me say here that Milles is one of the best sculptors in the world. How on earth did these two find each other and manage to combine? For it is the fate of most combinations that a great man is doomed to work with a third-rate or even fourth-rate companion. Tengbom is at the apex of his career and has a large practice, so that it is with pleasure and a certain restlessness that we await further work by him.

To make an exhaustive criticism of the many works illustrated would be impossible, but one remembers with pleasure the work of Arvid Bjerke, who had so much to do with the success of the Gothenburg Exhibition, especially its general conception, and to the Carlander Hospital, shown by a model of charming treatment in the exhibition. The work also of Carl Bergsten is very good and very modern. The word "modern" in architecture we have been afraid of, but we need not be so when we are in the hands of such sure guides, and Bergsten of the younger generation has a great future.

The competition design for the New Government Building, Stockholm, by Gunnar Aspland and Ture Rydberg must be noted also. The Stadium at Stockholm, the work of Torben Grut, was of particular interest, and we see how much our architects



STOCKHOLM TOWN HALL: INTERIOR OF THE GUILDHALL.

Tengbom's church on the hill outside Stockholm is full of beauty. The superb simplicity internally expressive of Lutheran religion is extremely satisfying, and the exterior arresting in its declamation with the twin towers placed in high places. We have our twin towers, too, lonely Reculvers and elemental Durham, and it is, may one say, a very obvious way to draw attention and to attract the eye. Tengbom knows how to use profuse decoration against plain surfaces: the Spaniards knew this, too, particularly in the accumulative decoration in some of their civic buildings; and Tengbom's use of the blacksmith's art is exemplified in the great hanging lamps—where, by the way, electric light fittings are designed for electric light, and, express their purpose without the use of sham candles.

His domestic work is also, to my mind, most excellent; and it is a good lesson for us in England, with our forcing of tradition, to see and to try to captivate the effortless way in which he spaces his windows, the expression of the plan in the elevation. Would that we over here could also cultivate restraint without boredom, exquisite detail without vulgarity and colour without gaudiness.

Mr. Tengbom's Bank is more than interesting, and gives the sculptor Milles every chance to express himself and to fulfil his

have learnt already from this work in the erection of our great Stadium at Wembley—surely the finest thing of its kind in the world.

Carl Westman, with his Palace of Justice, Stockholm, I must mention in the same category as Bjerke, for there is in the designs of these buildings something so simple, effective, civic and restrained. Now, I wish we in England could dissociate the use of the Orders from Government buildings. The Carlander Hospital reminds me of the Escorial in Spain.

Hakon Ahlberg, to whom last summer's exhibition owed much, is the author of the present volume and among the most pleasing of modern Swedish architects. The names of Almqvist, Boberg, Ericson, Clason, Hahr, Leverentz, Olsson, Rydberg, Torulf, Wahlman, Wallander must no longer be strange to us now that in this book we can acquaint ourselves with the buildings they have erected and experience and learn the uttermost talent of that small country.

That which strikes one, perhaps, more than anything else is the absence of the use of the Orders of architecture, and yet the proportions are preserved which give one the impression of good breeding which we associate with the use of the Orders.

Indigenous architecture in Sweden did not employ the Orders, save when Frenchmen, Italians and Germans came to impose

their ideas in such a fine manner as in the Royal Palace at Stockholm—far finer than that in Madrid; and now Sweden has gone back as we have tried to go back and to catch the "still small voice" of earlier romantic times when Gustav Vasa had vision.

An architecture of silhouettes and voids relies more than any other upon good taste and discretion, and, above all, upon a great sense of beauty—the straining of a good shape may be almost ugly—we must wait to see whether we get used to their employment.

Of further domestic work—interesting for its obvious link with what we are now doing in England—is the Friskbaka Inn of Johansson, the small house of Eric Hahr, and Ahlberg's interiors. There is something dignified and eminently suited to its purpose in Lallerstedt's Thule Life Insurance Co. office, with also a small covered courtyard garden,



BANKERS WITH THE WEALTH OF INDIES.
Group by Milles on a Bank by Tengbom.

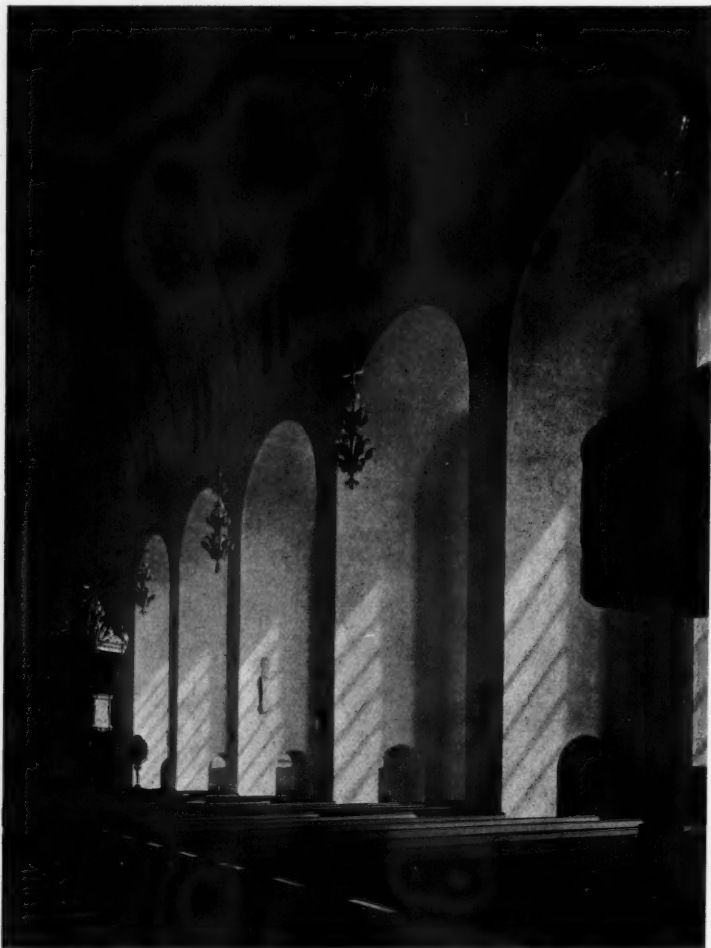
more satisfactorily treated than any we have in London. The Norköpping Radhus of I. G. Clason is far more on the lines with which we have hitherto associated Scandinavian architecture. Aspland breaks away in an interesting study for a cinema of ultra-simple Pompeian line, though treated with much colour, and with, I believe, an interesting use of "stuffs," for the balustrading is covered with velvet, each baluster padded out and the total effect of Pompeian red, probably extremely fine, if stuffy, against such a simple shape of building.

After the exhibition, one felt it would be unlikely that anything so stimulating would come our way again, so well timed psychologically, and in so happy a manner. But now Messrs. Benn's magnificent book, and Mr. Yerbury's photographs perpetuate the effort of the exhibition. We, in English architecture, are on the cross-roads, and perhaps this effort from another country may help many of us, clients and architects alike, to choose our path more easily.

PHILIP TILDEN.



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On Monday, June 8th, 1925, **MODERN PICTURES AND DRAWINGS**, the property of E. MITCHELL CROSSE, Esq.; the property of STANLEY WILSON, Esq., of Oakley House, Gledhow, Leeds, and from other sources.

On Tuesday, June 9th, 1925, the Collection of **CHINESE CARVINGS** in Hardstone, and other Oriental Works of Art formed by JOHN WILLIAM GARNHAM, Esq., deceased, late of the Priory, Dawlish, South Devon.



Sale June 10th.—Miss Robinson, by J. Smart

On Wednesday, June 10th, 1925, **OBJECTS of VERTU and FOREIGN SILVER**, the property of a foreign nobleman, and mostly formerly in the collection of COUNT PAHLEN, a member of the Court of Alexander I. of Russia; also **OLD ENGLISH AND FOREIGN SILVER**, sold by order of the Trustees of the late SIR EDWARD SCOTT, Bt.

On Wednesday, June 10th, 1925, **OLD ENGLISH AND FRENCH FURNITURE**, the property of Mrs. BARNARD, deceased, late of Cave Castle, East Yorks, and from various sources.



Sale June 12th.—A Landscape by Ph. de Koninck.

On WEDNESDAY, JUNE 10th, 1925, **ALEXANDRA ROSE DAY**, at three o'clock p.m.

The Firm beg to announce that they will sell a Bouquet of Roses presented by HER MAJESTY THE QUEEN for the benefit of the Fund.

On Thursday, June 11th, 1925, **OLD ENGLISH SILVER PLATE**, the property of Mrs. BARNARD, deceased, late of Cave Castle, East Yorks, sold by order of the Trustees; also **OLD ENGLISH SILVER**, the property of A. C. DE LA FONTAINE, Esq., late of Athelhampton, Dorset.

On Friday, June 12th, 1925, **PICTURES BY OLD MASTERS**, the property of Mrs. BARNARD, deceased, late of Cave Castle, East Yorks, sold by order of the Trustees; also **OLD PICTURES** from various sources.



Sale June 10th.—A Louis XV Snuff Box.

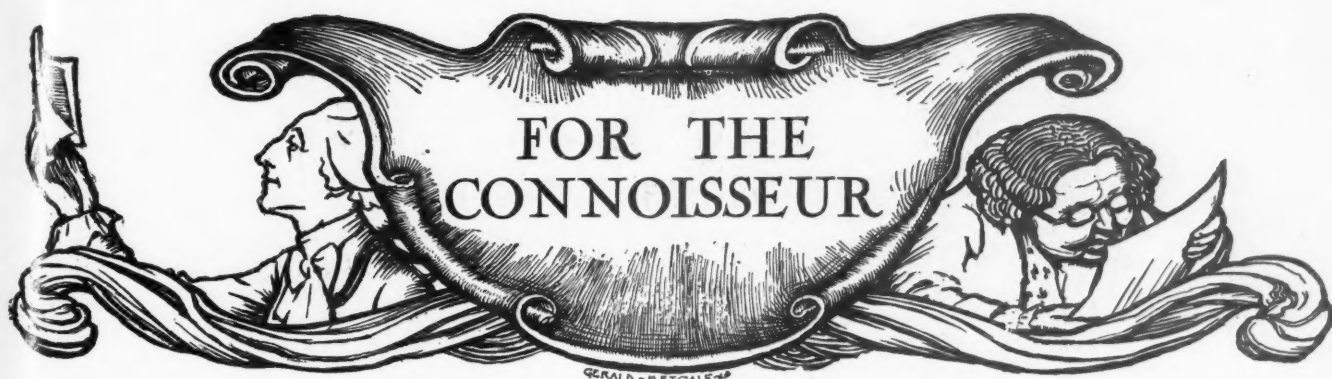
Monday, June 15th and three following days. VALUABLE BOOKS selected from the Library at WOLLATON HALL, NOTTINGHAM, the property of the RT. HON. LORD MIDDLETON, mostly in contemporary binding with the Autograph of Thomas Willughby, first Lord Middleton, and including works from the Library of Francis Willughby, the Naturalist. Rare Americana and early works on Architecture, Astronomy, Mathematics, Physics, Collections of Scarce Poems, Plays, and Tracts in Volumes, important MSS. of Boccaccio's Fall of Princes and Bartholomew de Glanville's De Proprietatibus Rerum.

Also on **Thursday, June 18th**, at about 2.30 o'clock (after the sale of the Wollaton Hall Library) Valuable Books from various sources, including the First Folio Shakespeare, also Illuminated and other Manuscripts and Autograph Letters.



Sale June 10th.—A Louis XV Snuff Box, enamelled en plein.

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THE MORRIS TAPESTRIES AND WEAVING

IT is nearly half a century since William Morris worked in the early daylight hours in his bedroom at Hammer-smith to rediscover the technique of the great days of Low Country *tapissiers*, when the weaver at his high warp loom sat at the back of the web and could only see the effect of his work by glancing through the warp-threads at its reflection in a mirror.

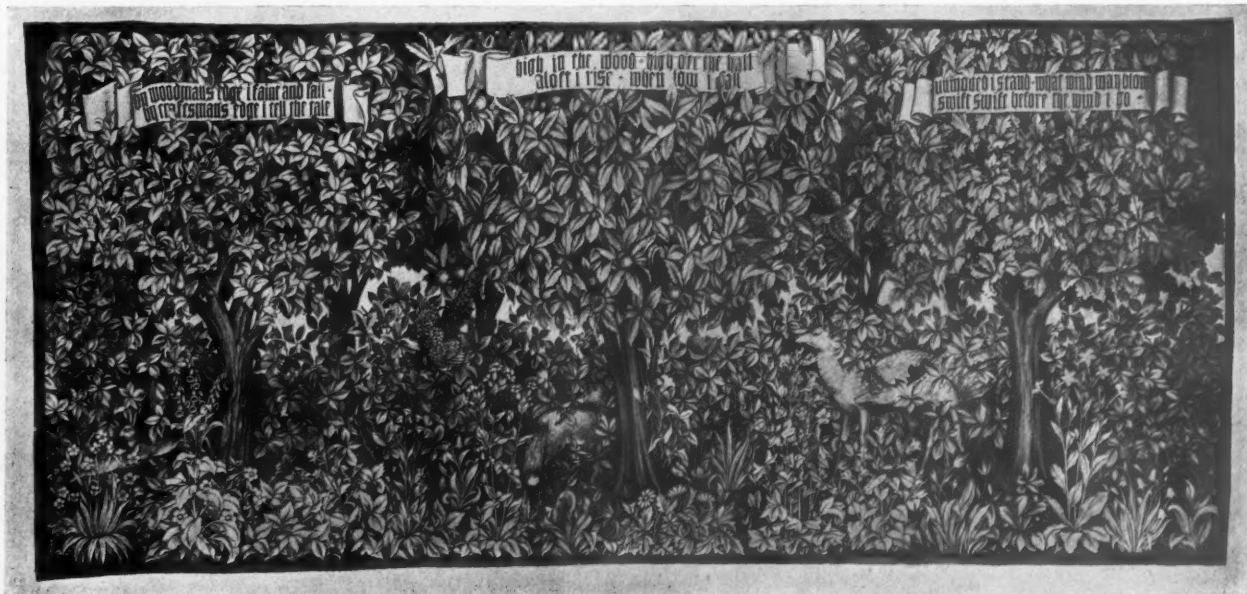
Tapestry weaving, however, was still but a "bright dream" in the spring of 1877, and had to wait until Morris "got his carpets going." In a letter written by him in November of the same year, however, he sets forth very clearly his underlying principles. Nothing, he thought, was so beautiful as fine tapestry, that is "the painting of pictures with coloured wools on a warp." In the tapestries woven during his lifetime (and after his death by the firm of Morris and Company) there is much of the richness, colour, crispness and abundance of fanciful detail and precision of outline which are the especial characteristics of the Gothic tapestries.

Besides figure work, there is the very decorative class of verdures, or leaf and flower pictures, that have been and are attractive to the flower and tree-loving English. The *locus classicus* for verdures is in the great inventory taken after the death of Henry VIII, where we read of the immense variety of these hangings with "children" with "great flowers," with "roses," with "water flowers and birds," and with "pomegranates"; and about the middle of the sixteenth century verdures of this interesting style were made in the Low Countries often showing in a field of foliage an animal pushing its way through a tangle of leaves and flowers. Morris, who saw in boyhood a room of "faded greenery" at Queen Elizabeth's Lodge at Chingford Hatch and long remembered its charm, considered these "half pictures," a convenient second to figure work, and within the compass of work-folk who could not touch the figure work. He began, therefore, to make

designs for a verdure, studying the old examples with minute care. In the "Forest Verdure" (woven in 1887), a lion is seen in the centre of bold acanthus scrolls and foliage, and in the verdure, lately woven, which was bought last summer by the Metropolitan Museum of Art, New York, a deer, fox and flying bird are figured.

The most important work of the Morris figure tapestries are the scenes from Arthurian legend, more especially the story of the Sangraal, originally woven from Sir Edward Burne-Jones's cartoons for Stanmore Hall, where the six panels covered the upper surface of the walls of the dining-room, with a tapestry dado below of verdures with deer and with shields of the Knights of the Round Table. This set, on the dismantling of Stanmore Hall, was acquired for Eaton by the Duke of Westminster; a second complete set without verdures was woven for the late Mr. George McCulloch, while the Birmingham Corporation Art Gallery possesses a half set. The praising and ministering angels, a pair of subjects each with two angels on a floral background, were woven from the cartoons for a window in Salisbury Cathedral by Burne-Jones, and extended versions with shields of arms and greenery were woven to flank the "Adoration of the Magi," which was hung in Upper Chapel as part of Eton's South African War Memorial in 1904.

The last of the scenes designed by Burne-Jones, "The Passing of Venus," perished by fire in the disaster at the Brussels Exhibition in 1910, but it has been recommissioned for an art museum in America. It is now about half finished. After the Burne-Jones period of design, the firm has made some interesting reproductions of pictures that were suitable for tapestry panels, such as Botticelli's "Primavera," and also copies for Westminster Abbey from the old screen paintings of Edward the Confessor, Henry III and St. John, and of figures from the well known painted screen at Ranworth Church in Norfolk. A set of four tapestries representing the life of St. George have been designed



VERDURE WITH ANIMALS, METROPOLITAN MUSEUM, N.Y.: MORRIS AND DEARLE.



THE FAILURE OF SIR LANCELOT.
From the Sangraal Tapestries (Burne-Jones).

for Eton Lower Chapel by the Hon. Mrs. Akers-Douglas, one of which is now in place. Their technique is of a Renaissance type and there was, in fact, some difficulty in accustoming the weavers trained to Gothic detail to the innovation.

The colouring of materials, both in printing and weaving, was affected by the revival of the arts of vegetable dyeing undertaken by William Morris, and the first experiments were made for embroidery silks in the coppers of Morris's own scullery at 26, Queen's Square. Morris himself summarised the few novelties in dyeing that had found their way into practice between Rameses the Great and Queen Victoria. Then, in 1858, he tells us, "come one of the most wonderful and most useless of the inventions of modern chemistry, that of the dyes made from coal tar, producing a series of hideous colours, crude, livid and cheap, which every person of taste loathes." It must, he added, be considered a negative virtue in the new (aniline) dyes that they are as fugitive as the older ones are stable.

Hand weaving of patterned textiles has been one of the staple industries of the firm. A number of Morris's designs for silk damasks, brocades and woven wool tapestries, exists, as well as a limited number for fabrics of silk and linen, and wool. This material had a peculiar beauty of texture, the heavier wool threads drawing the slighter surface of the silk into fine ripples, which produced an attractive play of light and shade.

The tapestry looms at Merton Abbey have been at work (with an interval during the war), since they were set up by Morris, and have during this period, unlike the great French factories and the Mortlake and Windsor works in England, which were supported by State or Royal grants, maintained themselves by private enterprise, a notable achievement. It is to be hoped that this valuable national industrial art will not be abandoned like the various "individualistic" attempts in the eighteenth century in England.

A GILT AND CUT LACQUER TABLE

THE vogue for square cabinets and screens of incised lacquer, imported from China by the East India Company during the late seventeenth century, stimulated English cabinetmakers to produce furniture, such as tables and mirror frames, in which portions of cut lacquer screens, chests and boards served as a veneer, as in the case of a table and mirror at Boughton House, in Northamptonshire. The disadvantage of thus utilising Oriental panels was that the sequence of the original design was disturbed.

In certain instances the "top of an Indian chest" was taken as a nucleus, and a frame designed to accord with it, as recorded in a bill of Gerreit Jensen's, in 1703, for furniture supplied to the Royal Palaces; an incised lacquer or "Bantam work" (as it was termed, from the Dutch Settlement of that name in Java), was also imitated in England, in which the designs were doubtless traced from screens, or copied "out of the Indian as exactly as may be, in respect of draught, nature and likeness"; in the words of Stalker and Parker's treatise upon "Japanning" (1688), this high-handed treatment of Oriental material is deprecated. These authors refer to those, who, by the help of a joiner, contrive new cabinets out of old screens, as careless of "the situation of their figures, so that in these things, so torn and hacked to joint a new fancy, you may observe the finest hodg podg and medley."

The process in both Chinese and European cut lacquer was very similar, but while the successive coats of European work consist only of whitening and size, the composition of Chinese ground consists of grass fibres, and finely ground clay, applied after the carcase had been sanded as a bind. When the coatings had set, the design was scratched or traced upon the surface by a sharp point and the design sunk and tinted with colours mixed with gums. The directions in the treatise upon japanning and varnishing are precise: "The carved or cut work," we are informed, "is done in this manner. Your cabinet or table, be it whatsoever you please to work on, should be made of Deal, or some other coarse wood; then take whitening and size, as before taught, lay it over your work permitting it to drie between every wash; this must be so often done, till your primer or whitning is almost a quarter of an inch thick. . . . Having formed it to due thickness, being drie, water-plain it, that is, as we hinted before, rub it with a fine wet cloth; in some time after rush it very smooth; lay on your blacks and varnish it up with a good body, and next of all in some space polish it sufficiently though with a gentle and easie hand. Being thus far advanced trace and strike out your design with vermilion and gum water in that very manner you intend to cut and carve it." The carving is to be done with a graver and other instruments, care being taken not to cut deeper than the composition coating. It is curious, that while giving full instructions, the authors add that Bantam work was rare (1688), "almost obsolete and out of fashion, out of use and neglected," a date corresponding with that of the fine table in the possession of Captain Norman Colville, in which the cushion frieze and top are decorated with "Bantam work," which is the subject of the coloured plate included in this issue of COUNTRY LIFE. Upon the top is represented a Chinese building in a rocky landscape, edged by an incised scroll border of floral form, the thumb-moulded edge is carved and gilt, and the design of the gilt underframing, with its cherub-headed and acanthus-carved scrolls, is unusually elaborate.

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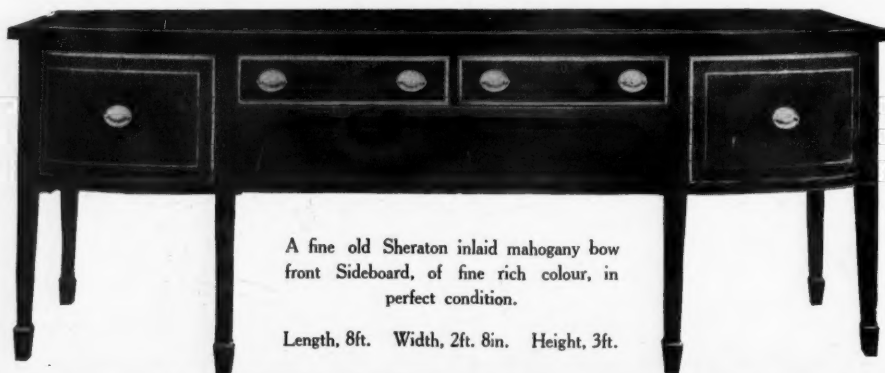
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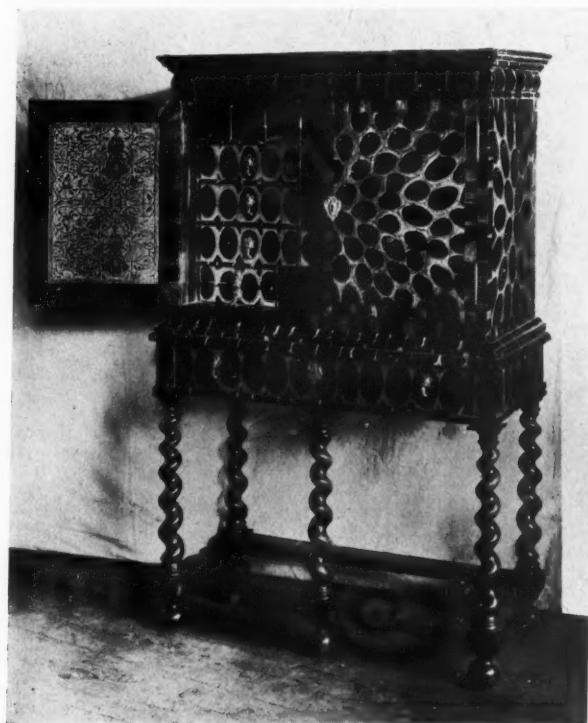


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A CABINET VENEERED WITH OYSTERPIECES

THE cabinet, which was what William Morris termed "State furniture," was universal in the late seventeenth century in the homes of the wealthy class. Dating from the reign of Charles II, when the cabinet became fully naturalised, is the type enclosed by two cupboard doors and surmounted by a cushion frieze and cornice, and supported by stands resting upon spirally twisted legs. The cabinets were veneered or marquetryed; in some, effective decoration is obtained by veneers of different transverse cuttings of boughs of laburnum, walnut and other woods, including the light outer rings of sap-wood as well as the dark heart-wood, as in the case of the well known cabinets from Rushbrooke Hall, now at Windsor Castle.

In the cabinet in the possession of Mr. Cecil Millar of Newman Street, the cupboard doors are veneered with cross sections of crocus wood, trimmed into polygons and bordered with a cross banding in which the light and dark portions of the wood alternate. This striping is continued in the stretcher and entablature, while the drawers and frieze are veneered with larger cross-sections. On the inner face of the cupboard doors are framed panels of needlework in silks and silver thread upon a satin ground, sprinkled with small spangles and bordered with a metal braid.



CABINET ON STAND VENEERED WITH SECTIONAL OYSTERPIECES.
Circa 1685.

The interior is furnished with drawers and square pigeon-holes, while in the centre is a cupboard with a lock, which, when pulled out, discloses some small drawers.

A MUSICAL CLOCK.

A number of ingenious musical clocks with mechanical figures were made by English clockmakers during the second half of the eighteenth century, among the leading makers being Stephen Rimbault, who specialised in clocks with mechanical figures dancing or working on the dials; and James Cox, who opened a museum at Spring Gardens for clocks, singing birds and expensive mechanical toys, numbering fifty-six pieces altogether, for which the charge for admission was half a guinea a head. Cox's regulation limiting the number of visitors at a time would appear to have been unnecessary.

A clock of Late Georgian date in the possession of Mr. Blairman of King Street, St. James's, made by Robert Philip, a musical clockmaker, of 6, New Court, St. John Street (1779-88), is an example of these ingenious timepieces, having a musical movement and mechanical figures on the dial. The case, which is of mahogany, is pedestal-shaped, mounted with metal gilt corners, feet and plaques of pierced scrollwork, and surmounted by a temple-shaped canopy, also mounted with gilt metal. At the four angles stand four gilt statuettes. Above the dial is a *grisaille* medallion of Time, set in paste; a curtain on the dial rises as the hours are struck, and the soldiers in the scene present arms and go through their evolutions. The clock was presented by George III to his youngest sister, Caroline Matilda, on her marriage to Christian VII of Denmark.

At Mr. Blairman's is also an English eighteenth century *nécessaire* formed as an upright casket of architectural design, consisting of plaques of green jasper, moss agate, and glass coloured red, with gold cage-mounts chased with slender columns and festoons of flowers, and fitted in the interior with gold-mounted scent-bottles and other aids for the toilet. This *nécessaire* was formerly in the collection of the late Mr. Alfred de Rothschild.

THE RIPON COLLECTION.

The final portion of the late Lord Ripon's collection, which will be sold by Messrs. J. and R. Kemp, at 47, Cadogan Square, on Monday, June 4th, and the four following days, consists chiefly of objects of vertu,

snuff boxes, French and English clocks, Chinese and Dresden porcelain. On the last day will be sold his library of books and manuscripts, including a holograph letter from Sir Walter Scott, with a ten line poem. Among the printed books is a true copy of the *Hypnerotomachia Poliphili*, by F. de Columna, printed by Aldus in 1545, and Sir Thomas More's "Works," 1557.

A TURKEY-WORK CARPET AT THE V. AND A. MUSEUM.

"Turkey-work" for cupboard and tablecloths, cushions, chair coverings and carpets, which followed the importation of Oriental carpets by the Levant Company, makes a very frequent appearance in inventories from the sixteenth until the eighteenth century. In a carpet of Turkey work, recently acquired by the Victoria and Albert Museum, the field is covered with closely-packed blossoms in bright colours, relieved against a black ground; a design typical of English Turkey-work, to judge from the frequency of references to floral designs in inventories. In the centre is a shield bearing the arms of Sir John Molyneux of Teversal (1623-91), impaling those of his wife, Lucy, daughter of Alexander Rigby a Baron of the Exchequer, and the date 1672.

THE ALFRED DE ROTHSCHILD COLLECTION.

Among the objects sold at Messrs. Christie's on May 19th, were miniature cabinets, English work of the middle years of the eighteenth century. The highest price (820 guineas) was paid for an example with pagoda-shaped top, composed of plaques of striated agate, with chased gold cage-mounts, and mounts with a watch by Robert Allom, a London clockmaker, dating from about 1765. Upon the following day the Italian missal, dated 1532, bound in jewelled gold and executed for Claude, wife of François I^{er}, realised 2,000 guineas. One thousand guineas was paid for a set of eighteen Limoges enamels, signed with initials by Leonard Limosin, and dated 1533.

Among the Sèvres in this collection, the highest price (2,700 guineas) was realised by a pair of oviform vases and covers, painted with Cupid and Psyche on landscapes in oval panels upon an apple-green ground, and mounted on ormolu plinths chased with laurel wreaths and beading. Among the French furniture, Weisweiler's fine writing table, mounted with delicate chased ormolu, in the style of gouthière, the frieze set with drawings of nymphs and amorini in *grisaille*, realised 3,600 guineas, while 2,000 guineas was given for a commode in the style of Rièscres, inlaid with a floral design on a satinwood panel, and mounted with ormolu.

J. DE SERRE.

THREE BOOKS OF ART AND ARTISTS.

The late Sir Claude Phillips was one of the most influential figures in the art criticism of his time, and it was by a happy inspiration that Mr. Maurice Brockwell was moved to collect some of his best papers into a volume, which has just been issued under the title of *Emotion in Art* (Heinemann, 15s.). Sir Claude was the true connoisseur; he never pretended to be an aesthetic philosopher, and his writings are, therefore, human and stimulating, even when his opinions seem out of fashion. It must be confessed that some of the contents of this book have dated a little. The excessive admiration for Turner which he inherited from Ruskin, his habit of thinking of art in terms of its subject-matter, above all, the attitude of mind which is implied in the very title of such an essay as "What the Brush Cannot Paint," all come to us as echoes from a past which by this time seems very remote. Yet the critic of the *Telegraph* performed a very real service to his countrymen by his open-mindedness, by his cosmopolitanism, by his avowed admiration for such painters as Manet, when most people in England were still babbling of Alma Tadema. His accomplishments were many. "He wrote equally well in English, French, German and Italian," and he possessed an astonishing knowledge of painting, sculpture, literature and music. As a critic, he was not afraid, as so many modern writers are, of being accused of sentimentality because he could not blind himself to "the quality of emotion in modern art."

Mezzotint, partly owing to its romantic associations with Prince Rupert and partly owing to the splendid reproductions done in this medium of our eighteenth century great Masters, has always been claimed as a peculiarly English art. True, its invention can no longer be attributed to Prince Rupert, but it is he who spread the knowledge of the "new way of engraving, an art so curious and (as yet) so little vulgar" (to use Evelyn's description), in this country. Sir Frank Short in *British Mezzotints* (the Print Collectors' Club, Price 6s.) gives the names of a few foreigners working in the early days of mezzotint and at the end of the book adds a fairly complete list of British engravers of the great periods before the art lost its original character by the spread of the "mixed method." The rich and broad quality of eighteenth century painting is rightly pointed out as being particularly suitable to be rendered in mezzotint, as the two plates after Reynolds by Valentine Green and John Raphael Smith amply testify. The monograph, which consists of a lecture delivered by Sir Frank Short on November 7th, 1924, with seventeen reproductions (reference to which would have been easier had they been numbered on the pages indicated in the list of collotypes), is the fourth of a series published by the Print Collectors' Club and may be obtained from the Secretary of the Royal Society of Painter-Etchers.

Two old salts have united, under the auspices of Mr. Geoffrey Home, to produce a very beautiful picture book—*Adventures by Sea from Out of Old Time* (The Studio, 3 guineas)—in which upwards of a hundred engravings, paintings and aquatints are reproduced, many in colour. Mr. Basil Lubbock has written an admirable commentary upon the perils that our ancestors incurred—in exploration, trade and war, from storms and disease and pirates. The tale is brought down to the days of the clippers, of which some fine pictures are reproduced. Mr. Masfield's preface is in verse, celebrating those who

"... with hard hands
Dragged, boated, hoisted, stowed the bargained freight,
Chaffered in all the tongues of foreign lands,
Starved, thirsted, froze, went sleepless, early, late;
Died young, unknown, yet from their countless pains
Wrought this, that still abides, a charted sea."

THE ESTATE MARKET

LORD DERBY'S SALE

LORD DERBY'S sale of his Bury and Pilkington estates is one of a number of transactions that attest the remarkable activity of the estate market. Of course, sales for roundly a million sterling are not everyday phenomena, and that is the sum mentioned locally in comment on the official announcement of the transaction, which was as follows:

"We understand that Lord Derby has agreed to sell the whole of his Bury and Pilkington estates, with certain small exceptions, to a client of Messrs. Knight, Frank and Rutley. Lord Derby has suggested that, in the event of re-selling, the purchaser shall, so far as is practicable, give the present tenants the chance of buying their holdings."

Magnitude of purchase money does not in itself make a sale of general interest, and it is well that public attention is more readily riveted by beauty, historic associations and the like as constituting the truest test of the interest of an estate. From those standpoints there is one group of properties that is paramount. Without any affectation that claim may be made for the "English Homes" that have been enshrined in illustrated special articles in these columns. Hardly any week has passed recently without the inclusion in the Estate Market page of an announcement that at least one such property had been, or is to be sold or let. It testifies to the high average quality of the properties in the market at the present time. Lord Derby's sale is typical of a class of transaction that is either carried out or in course of negotiation on a more or less imposing scale week by week.

GROSVENOR HOUSE.

THE executors of the late Viscount Leverhulme have instructed Messrs. Knight, Frank and Rutley to dispose of Grosvenor House. The property will be let upon building lease, or the freehold might be treated for.

Mr. John D. Wallis, one of the two official arbitrators under the Acquisition of Land Act, has been elected President of the Surveyors' Institution. He is a member of the Royal Commission on Mining Subsidence, and was formerly agent to the Manchester Ship Canal.

THE LETTING OF STURRY COURT.

THE last country retreat of the last of the mitred Abbots of St. Augustine stood where now stands Sturry Court, in recent years prominent in the public mind by reason of the selection of the Court by Viscount Milner as his home. After the Dissolution of the Monasteries Thomas Cromwell complied with the petition of the last of the Abbots to have "my house at Sturry to receive my friends in," giving him a tenancy for life and an allowance of £61 a year. The recipient lived but a year to enjoy the grant, and the King then let the property, at a rental of £19 10s. 7½d., to Sir Thomas Cheney, head of the family that had held Shurland Manor, in the Isle of Sheppey, from the time of Edward III.

The history of the ownership of Sturry Court is set forth in great detail in the special illustrated article which Mr. H. Avray Tipping, who was at Oxford in the same years as Lord Milner, contributed to *COUNTRY LIFE* three years ago (Vol. LI, page 668). Before Lord Milner chose the Court as the place of his leisure it had been rather neglected, and the work of improving it was difficult and costly. The testimony of Mr. Avray Tipping to Lord Milner's own personal influence and taste in the perfecting of the property should be important now that, as announced a week ago, Lady Milner has entrusted to Messrs. Knight, Frank and Rutley the letting of the house furnished for the summer months, important, because it assures to the many who, with good cause, accepted the late Lord Milner's judgment on any matter as conclusive, that if they get a tenancy of Sturry Court they may enjoy an environment that tells at every turn of the spirit of the great man, who, the latest, was also the most illustrious of its holders.

LORD JELLCOE'S VENTNOR ESTATE.

Admiral of the Fleet Lord Jellicoe has ordered Messrs. George Trollope and Sons to offer by auction during the present season the important Isle of Wight property, embracing St. Lawrence Hall and about 100 acres on the south side of

the Island, midway between Ventnor and St. Catherine's Point. This freehold formerly belonged to the late Sir Charles Cayzer.

The mansion of Wood Norton, Evesham, has been privately sold, with about 30 acres, before the auction of the entire estate, which is to be held next week by Messrs. Ludlow, Briscoe and Hughes.

BRAMALL HALL AND PENWORTHAM.

LORD PEEL, writing from His Majesty's Office of Works to Captain Nevill, owner of Bramall Hall, has expressed the fervent hope that means may be found to avert the risk of demolition of Bramall Hall, the famous Cheshire half-timbered house, which was described and illustrated in *COUNTRY LIFE* (Vol. XIII, page 790). It is in the hands of Messrs. Curtis and Henson for realisation immediately. Stockport Town Council has offered £15,000 for the property.

Penwortham Priory, near Preston, is a property that has been hedged about and smothered by industrial developments, and on June 25th Messrs. Perry and Phillips are to offer it, with 15 or 50 acres, and, if not so sold, then as materials. In the latter event the old oak panelling should be worthy of attention. In Norman days a Benedictine settlement was formed there, and it was very flourishing up to the date when the Dissolution of the Monasteries wrought such a change in the ownership of English land.

For 650 acres of the Wern and Huntley estates, near Northop and Flint, a total of £23,000 was obtained by Messrs. Frank Lloyd and Sons, whose sales of sections of the Cholmondeley estates have lately yielded over £100 an acre for small holdings.

INGESTRE HALL TO BE LET.

INGESTRE HALL, the palatial Staffordshire seat, illustrated in *COUNTRY LIFE* (Vol. III, page 720), is to be let for a term of years, furnished, by Messrs. Lofts and Warner, with or without the shooting over 7,880 acres. The mansion is well fitted up, and stands in a richly timbered park of 300 acres six miles from Stafford. The furniture includes not only fine old pieces that have all along been at Ingestre, but many of the best items from another well known seat. There are also, Messrs. Lofts and Warner assure us, many notable pictures and a quantity of valuable armour, so that residence at Ingestre should be full of pleasurable interest for the lover of the beautiful, and the rent is exceedingly moderate.

ST. DONAT'S CASTLE.

TOO much stress cannot be laid on the fact that, though only twenty miles from Cardiff, St. Donat's Castle is remote from any coal mining or other industrial area. A potential purchaser was looking at a description of the property a few days ago and expressed himself pleased with the place, so far as he could judge from all that he had read, but added, "It must be in the midst of mines." It is not, but lies in as beautiful and unspoiled a country as can be found anywhere in Great Britain. Messrs. Lofts and Warner are the agents, and it may be well to mention that the property is in the market after a short interval simply and solely because personal reasons make residence in a well known seat in the Midlands more convenient for the owner than the continued use of the South Wales castle. The history of St. Donat's has been recited in the Estate Market pages of *COUNTRY LIFE*, and need not now be dealt with at any length. An exhaustive examination of its past and present and an informative analysis of its importance as an example of the development of English domestic architecture will be found in *COUNTRY LIFE* (Vol. XXII, pages 270, 306) and in "In English Homes" (*COUNTRY LIFE*). St. Donat's has a fine gate-house, in part earlier than the reign of Edward I, a period mentioned because it was then that the castle passed by marriage to Sir Peter Stradling, who also became in that way the owner of a Somerset estate. While voyaging from the latter to St. Donat's, a later Stradling, Sir Harry, had the misfortune to be captured by Colyn, a Breton pirate, who exacted a ransom so large that it necessitated the sale of manors in as many as three counties. Then the ransomed lord of St. Donat's built the watch tower in the glen opposite the castle, and by

a coincidence, which shows that truth is stranger than fiction, the Breton pirate ran aground near the very spot and was hanged with all his rascally crew.

"A FAIR HOUSE" AT EGHAM.

IN or about the year 1600, some fifty years after the probable date of its erection, additions and improvements were made to the house at Egham known as Great Fosters. Mr. Christopher Hussey, in his special illustrated articles on the property (*COUNTRY LIFE*, November 11th, 1922, page 610; and November 18th, page 640), closed an examination of the structure with an expression of appreciation of restorations carried out under the supervision of Mr. Romaine Walker and Mr. Gilbert H. Jenkins, on behalf of the Hon. Gerald S. Montagu. The property is for sale with 56 acres, by Messrs. Alfred Savill and Sons. The armorial bearings on one of the ceilings suggest that about the beginning of the seventeenth century Great Fosters may have been the residence of Henry Percy, ninth Duke of Northumberland, or one of his brothers. In 1620 Sir Anthony Manners sold the house to Sir John Doderidge, and in 1673 it was in another ownership, for Aubrey alludes to "A fair house of brick, called Great Fosters, where Lord Chief Justice Foster lived, and now Sir Thomas Foster, kt., his son and heir. It was formerly the habitation of the famous Sir John Doderidge, kt., one of the judges of the King's Bench, a learned man and a writer. It is built of bricks and has received several additional improvements from the Marquis of Wintore and Sir John Doderidge. It is so obscured as well as adorned with wood that it gives the passenger no prospect." "Wintore" was a misprint for "Winton." Great Fosters has the Royal arms and the date 1578 over the porch, and a remarkably fine overmantel, the "Adam and Eve."

The sale of over £53,000 worth of the Eyre estate sites and premises in St. John's Wood will be followed at the earliest possible moment, in the case of certain land there, by re-development. Messrs. Alfred Savill and Sons, who carried out the recent transactions, are to offer another big group of properties on the same estate, aggregating over 400,000 sq. ft., in large sites in Grove End Road, Hall Road, and other thoroughfares, and an extensive area abutting on Park Road and Regent's Canal. The auction is fixed for June 30th at the Mart.

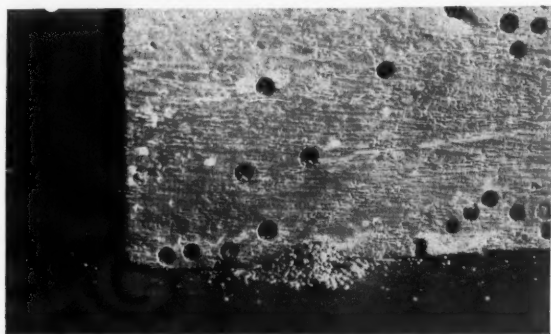
WYPHURST FOR PRIVATE TREATY.

WYPHURST, on the Surrey hills at Cranleigh, near Guildford, has a total area of 133 acres, of which the park, lake and woods account for 90 acres, the rest, saleable separately if desired, being the home farm. In its entirety the estate is offered by Messrs. Whatley, Hill and Co. for £22,500. The house, partly dating from the sixteenth century, was enlarged and re-modelled in 1907, under the supervision of Sir Reginald Blomfield, R.A., who was retained by the late Sir Charles Chadwyck-Healey. It may be remembered that last year the estate of 840 acres came under the hammer in lots, among which were one or two delightful old farmhouses, and that sales for over £24,000 were effected by Messrs. Whatley, Hill and Co. The present private offer seems exceptionally favourable, for the farm of over 40 acres is apparently going at a nominal price to whoever makes a prompt offer for the mansion.

The brief announcement recently of the impending sale of the Canterbury estate, Hales Place, will have been read with interest in Paris, for, after its conversion some forty years ago, to the purposes of a school for French boys, it was the place where thousands of the sons of eminent Frenchmen were educated. To accommodate them two extensive wings were added to the original mansion. The central part retained much of its original character when we were last within it, some time after the school had entered on its career, and some of the walls of the reception rooms were richly decorated with French tapestries. Messrs. Daniel Smith, Oakley and Garrard and Messrs. H. and R. L. Cobb, acting for the vendors, have, thus, to offer a great collegiate institution, of modern design and substantial construction, seated in an enclosure of roughly 150 acres, on the outskirts of Canterbury. The auction is at the Mart on June 24th. ARBITER.

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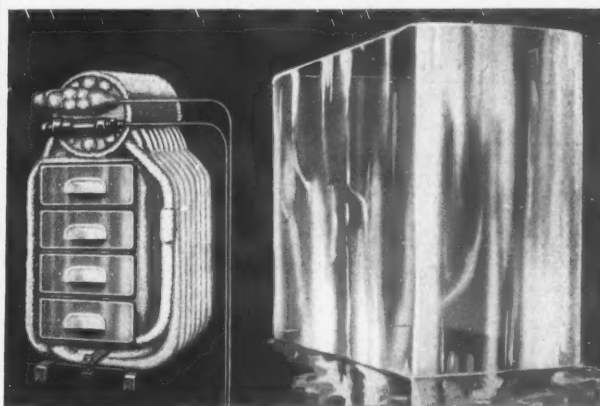
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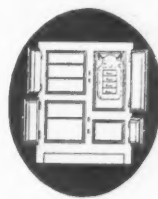
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QUICK-GROWING TREES FOR COVERTS

HOW TO IMPROVE AN ESTATE IN VALUE AND SPORT.

MUCH has been said of recent years concerning the vital problem of re-afforestation. Government officials, forestry experts and others who are not burdened with the crushing cost of properties, advocate ambitious schemes for the planting of big areas, but until State aid comes to the rescue of the hard-pressed landowner, the problem will not be tackled on any large scale. In the meantime, however, much can be done to augment the supply of timber by a knowledge of what trees to plant in coverts, and also by the utilisation of waste places. Moreover, it can be done cheaply and the benefit of the planting can be reaped both in sport and cash during the lifetime of the owner.

Recent experiments have proved that certain trees from the Pacific Coast of North America do exceptionally well in Great Britain. This is not to be wondered at, for the moist climate of, say, British Columbia is much more akin to our own than that of the European countries, where our present conifers originally came from. Moreover, the Pacific species have two great advantages over the European—namely, that they produce the same amount of timber in less than half the time and it is not necessary to plant them so closely.

The following brief list of some of the best trees the New World has to offer us may be of use, especially to the owners of small estates, who wish to replant coverts cut down during, and after, the war.

POPLAR AND SPRUCE.

The Giant Poplar (*Populus trichocarpa*).—The great utility of the poplar as a timber producer is largely neglected in Great Britain. For filling up odd corners of an estate, such as moist hollows, generally given over to brambles and weeds, and planting as standards along roads, lanes and streams, poplars are most useful trees. Poplar can also be grown in plantations about fifteen feet apart, as in France.

Populus trichocarpa is undoubtedly the best of the poplar tribe. It excels in rapidity of growth, quality of timber and charm of appearance. Under favourable conditions it will grow as much as five feet in a year. The timber of many poplars, such as the Lombardy, is only useful for firewood, but that produced by *P. trichocarpa* has been found to be quite satisfactory for pit wood and other uses. It is a very hardy tree and will grow on the poorest of clay soils. Its cuttings, too, strike very readily and, as it gives a good return, say in fifteen to twenty years, it is the tree *par excellence* for the small owner.

Sitka Spruce.—For mass planting and pure woods, this is a very valuable tree and in every way superior to the common spruce. The growth of *Sitka* spruce is twice as rapid, and the timber is of better quality, also it is unnecessary to plant it closer than 6ft. apart, in contrast to the usual spacing of 3ft. when planting common spruce. Thus a great saving in labour and expense is effected. *Sitka* spruce is a slow starter, as it will not grow without first putting out good strong roots. The best plan is to get three year old seedlings and put them in a nursery bed for a year or two before planting out. Owing to its prickly nature, the tree is not liable to attacks from rabbits. It will do well on gravelly stony soil and once started should yield good timber in about thirty years.

Oregon Douglas Fir.—This is a handsome tree and its timber is first-class, even

when only twenty years old. It requires shelter when growing, and, as it is a great shade bearer, is particularly suited for planting in open spaces in woods. European larch woods, for instance, are often ravaged by disease and Douglas fir makes an excellent tree for filling up the gaps thus formed. It transforms a thin, sparsely furnished wood into a valuable, well stocked one, ideal as a game covert. Oregon fir grows well in poor, stony, or clay soil, but requires protection from rabbits when young.

Abies nobilis (Nobilis Silver Fir).—This is by far the best of the silver firs and very suitable for general use on an estate, except at high altitudes. It is hardy and firm rooted, but requires a deep soil. It can be mixed with other timber, planted for shelter belts or singly as a specimen tree. The silver fir, together with Oregon Douglas fir, is useful for under planting and stiffening up plantations against wind. These four trees all come from the Pacific Coast of North America.

JAPANESE LARCH.

I would like to add one more species to the list from the other side of the Pacific—namely the Japanese larch (*Larix leptolepis*).

An invariable rule in the past on most estates was to plant large areas solely with European larch. To do so nowadays is, in my opinion, to court disaster, for of late years the dreaded larch disease (*Piziza Willkommii*) has been very prevalent among the species.

Up to the present Japanese larch does not seem to be affected by this disease. Also it is a much faster grower than the European species. It must, however, be admitted that the quality of the timber is not quite so good.

The policy of planting large areas is only practicable on estates in Scotland and elsewhere where there is much land unsuited to agriculture.

In England the only wise policy to follow is to first of all choose the right kind of tree and then plant "little and often" on any waste ground available. By so doing a great deal can be effected towards improving the sporting value of an estate, combating the coming shortage of home-grown timber and, incidentally, a welcome contribution made to the charm of the English countryside.

J. W. SEIGNE.

A CREEL OF ANGLING BOOKS.

A LAMBERT flame of optimism must have stirred the bosoms of half the writers on angling within the past few months, for surely never before was there, in so short a time, such a spate of books on fishing as have recently seen the light.

It is fitting that one of the best and most delightful of the lot is a pleasantly informal "history" of the Houghton Fishing Club, by Mr. Horace G. Hutchinson, who, in *A Fellowship of Anglers* (Longman's, 10s. 6d.), gives a series of delightful sketches of long, delicious days in Test-side meadows when rings were on the water and the scent of hay lay heavy on the air. There are many good stories in the book, which is dedicated to that master of the angle, Mr. A. N. Gilbey. Not the least charming is a picture of breakfast at the Club, a sort of all-in-the-family meal which reminds one of the breakfasts at that other classic club of anglers whose clocks are set by St. James's, Piccadilly.

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Surely it was this latter cheery spot, or rather, its weekly House dinner, which inspired another writer, Mr. H. T. Sheringham, to write one of the several after-dinner sketches in his recently published *Angling, Its Cause and Cure* (Philip Allan, 5s.). Is it not the "Olympus" also of another of Mr. Sheringham's sketches? This book, admirably illustrated by Mr. G. E. Studdy, is without doubt one of the most truly humorous in the whole range of angling literature. It reveals Mr. Sheringham as the master of a facile, lightly delicate wit which every now and then broadens into a wide grin. A book to buy.

Another and most excellent new book, which we commend to every beginner, is Mr. Eric Taverner's *Divers Ways to Tackle Trout* (Chatto and Windus, 5s.). It is a modest title, for the author's "divers ways" include practically every method for any water, and his directions range from hints on the choice of rod, tackle and waders to dissertations on the entomology of flies, night fishing, lake angling, "dibbing" and casting—a most moderately priced book under the circumstances.

The "big fish" of this creel comes, however, from America. While a small one, which will probably find more readers, is the work of Mr. W. G. Clifford ("Amicable Angler"), and deals with the charms of coarse-fishing and more particularly of roaching on Thames, Great Ouse, on the Broads and in the Fenlands.

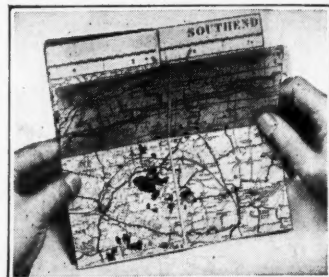
His *Holiday Angling* (Geoffrey Bles, 2s. 6d.) is a charming little pocket volume that the fisherman will be glad to carry with him to the waterside, and to read and re-read to his exceeding profit, since it is rich in hints and facts.

Mr. Fred. G. Shaw is, of course, the well known International Trout-fly Casting Champion, and his "big fish" (published at 21s. by C. Scribner's Sons) is entitled *The Science of Fly Fishing for Trout*. It sets out to cover the whole ground of the subject, teaching as much as may be learned in this manner of the art of casting. It is, of course, founded upon the assumption that its readers fish American waters, for Mr. Shaw's experience of British fishing seems limited. Nevertheless, English dry-fly men may read it with pleasure and profit. The chapter on water insects is especially informative, and the three plates of the Ephemeridæ, the Tricoptera, and of Perlidæ, Sialidæ, and one specimen of the larva and pupa of the house-fly representing the Diptera, make the differences between May-flies, caddis-flies, stone-flies and alders sufficiently clear.

In *Secrets of the Salmon* (also issued by C. Scribner's Sons, 12s. 6d.) Mr. Edward Ringwood Hewitt has produced another book addressed chiefly to American anglers, but which will be read with interest by British salmon fishermen, chiefly for the reason that it contains in its pages an epitome of all the latest knowledge of the life history and habits of the salmon. There are numerous photographs, under the title of "What the Fish Sees," illustrating the appearance of a salmon fly under water and against various backgrounds; but it seems a somewhat gratuitous and not very reliable assumption that the fish with his little eye actually sees the fly as a human being or a camera plate sees it. For real knowledge on this point we may have to wait long enough; but Mr. Hewitt's book at least provides some "advancement of learning" in this particular.

Finally, to complete the "creel"—at least for the time being—comes a really charming edition of Walton, which Messrs. G. N. Foulis have published at 12s. 6d. It is admirably illustrated in colour and printed in a clear bold type on large pages, which makes it a joy to read. Its one fault is that the binding, of sickly indeterminate green, is too suggestive of dying blanket weed!

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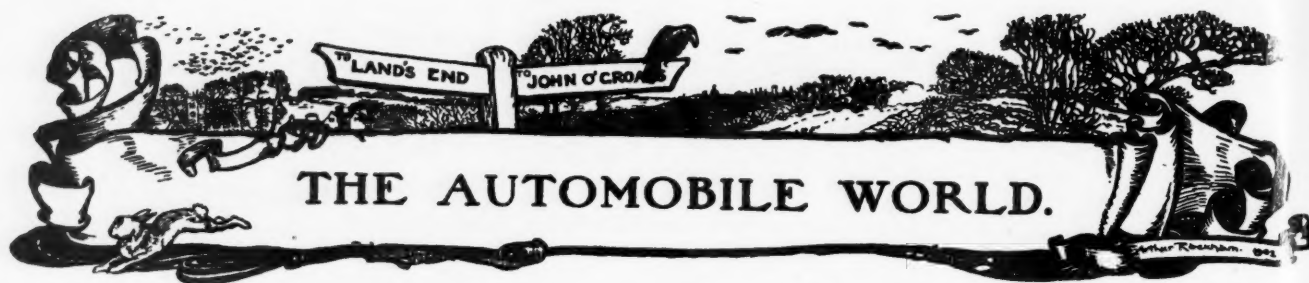
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THE MOUNTAIN PASSES OF NORTH WALES

WHERE Nature casts her wildest confusion of rock and broken crag, as though to bar the way of man and build up the fastnesses of impenetrable mountains, there man, answering the challenge of the hills, ploughs his roads, exploring the wonders of Nature's workmanship and opening up the secrets of her age-long toil. North-west Wales is a tumble of rocks and peaks, gathered in glorious confusion about the monarch height of Snowdon, and through this region of desolation and awe-inspiring grandeur man has cut his roadways. It is in the nature of things that along these pathways the finest scenery lies.

Tourists to the north coast of Wales would do well to turn north at Conway to the Sychnant Pass. It is, perhaps, the least of all the Welsh passes, but rich in charm. Northward, a barrier to the sea winds, towers Penmaenbach, whose abrupt escarpment, terraced by the coast road, is washed by the sea. Southward the great moors stretch for many miles. The roadway cut in the face of the rock is delightful, with visions of the sea through the narrows of the hills. Across the valley may be seen the entrances to old copper mines once worked, but now derelict; and, beneath the face of rock that marks the high portion of the climb, there is a famous echo. A shout or cry from this spot awakens five distinct answers from the surrounding hills.

Continuing the coast road to Bangor, then turning up the Bethesda road with its long gradual climb of 1,000ft. in ten miles, the Pass of Ffrancon is entered just before the turn in the road brings the traveller face to face with the Vale of Ogwen. This pass, somewhat narrow at its summit, is broad and expansive, a stretch of green land through which



NEAR CAPEL CURIG.

the River Ffrancon winds its silver way to the sea. The road is excellently engineered; its cutting in the steep slopes of the mountain being a task of no small difficulty. Strong retaining walls have been built on the side toward the valley, and the gradient all the way is gentle.

Here are the falls of Ogwen, a wonderful cascade when the flooded Ogwen Lake thrusts its unwanted waters over the brim; and here, too, may be seen the

course of the old bridle path by which travellers made their perilous way down the "Glen of Beavers" before Telford constructed the modern road. That bridle track was said to be the most dreadful horse-path in Wales.

Five miles through the wild desolation of the Ogwen Valley, with the majestic height of Trifaen on the right and the Carnedd mountains on the left, and, turning at Capel Curig by the Royal Hotel and traversing the beautiful Gwryd Valley, the beginning of the Llanberis Pass is reached at the famous Pen-y-Gwryd Hotel, where Kingsley stayed in the good old days. At the hotel the right fork is taken and an easy ascent brings the tourist to the summit of the most desolate of the Welsh passes.

At the highest point a car may be left and the climb to the summit of Snowdon made on foot by way of Llyn Llydau and Llyn Glaslyn. This is a grand climb, and one never appreciates so much the comfort and convenience of a car as when one is weary from strenuous exertion. Such appreciation will indubitably result from this conquest of the monarch mountain.

Running westward down the long fall one is faced with the great pass, hemmed in by lofty mountains—their lower slopes clothed with scanty vegetation, their higher declivities scarred and broken rock. An awe-inspiring vision this in days of storm, when shrill winds sing through the solitude, and threatening skies harmonise with the utter barrenness of the scene.

Towards the western end of the pass the scenery grows less imposing and, long before Carnarvon is entered, the mountains are left behind.

It is wise to turn at Carnarvon, or earlier, and ascend Llanberis Pass to the summit again, for two reasons. The first is for the sake of the scenery, which, from this direction, presents an entirely different



THE LLANBERIS PASS.

"BP" Persian Series, No. 6



[From an original drawing by CHRISTOPHER CLARK, R.I.]

Ferry Boats of the Tigris

In their "gufas"—round boats of wicker, plastered with pitch—those skilful watermen, the Arabs of the Tigris and Euphrates, pilot loads of the most extraordinary variety and often of very great weight. From ancient times these clumsy but staunch boats have been used, and they still form one of the picturesque features of river navigation in Iraq and Persia.

No greater contrast could well be imagined than that between these quaint survivals of Babylonian times and the modern tankers of the Anglo-Persian Oil Company, which ride in the lower reaches of the same waters at Abadan. And yet, in a sense, they are closely related, for petroleum has brought both

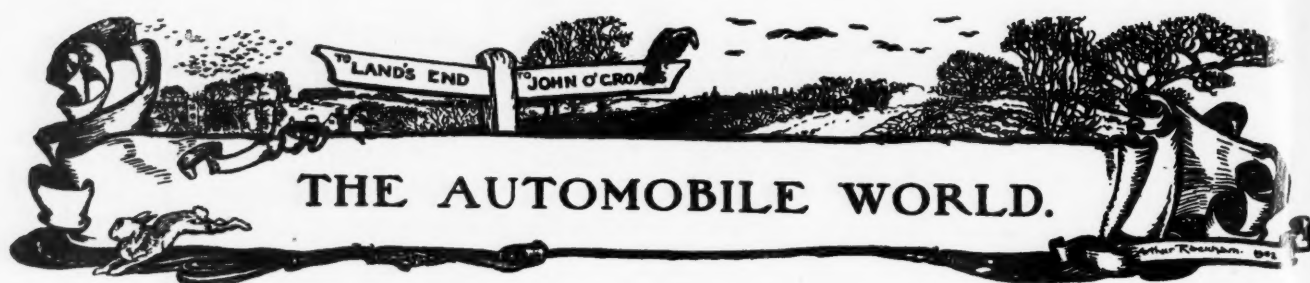
into existence. It is the pitch, skimmed from the surface of the oil-springs, which makes the "gufa" watertight, and it is oil from the sources far beneath the earth's surface which forms the cargo of the tankers.

From Abadan the tanker-fleet—more than sixty British-built ships, mostly of ten thousand tons or over—carries the oil to Llandarcy, in South Wales, where it is refined into "BP" Motor Spirit. Thus does the British motorist become the last link in a chain which stretches back to the days when the golden towers of Babylon cast their shadows over half a world. And it is British enterprise and British industry which have thus bridged the great gulf of the centuries.

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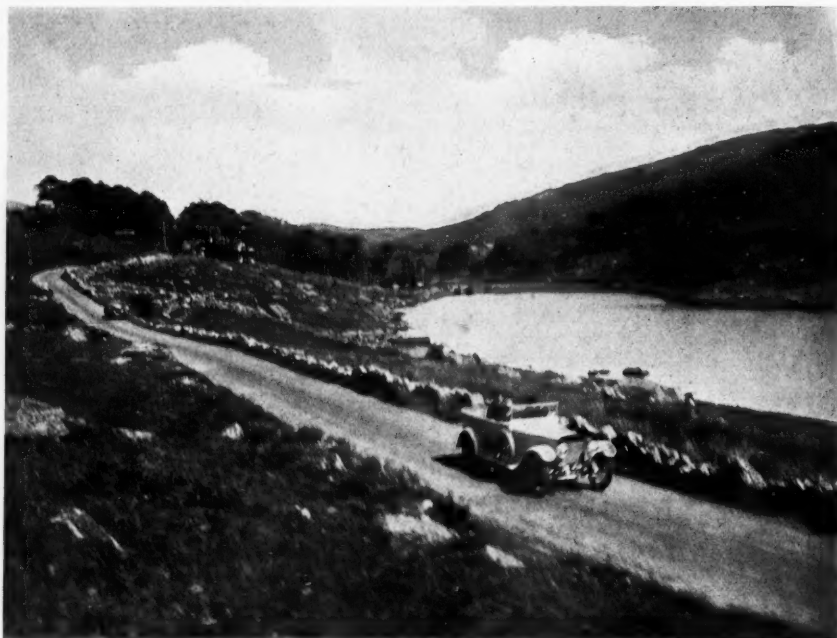


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aspect; and the second is in order that one may make the most delightful approach to the next of the great passes of Wales, the Aberglaslyn Pass.

From the Pen-y-Gwryd Hotel the right-hand road must be taken, and in front lies the most beautiful of the Welsh valleys. To the right Snowdon towers, to the left Moel Siabod, while away in the distance stretch the crowding masses of the Snowdon range, peak upon peak in endless and glorious confusion.

This long descent of nearly a thousand feet into the Gwynant Valley is sometimes called the Gwynant Pass, and it surely deserves to be reckoned among the great passes. At the foot lies Llyn Gwynant and, farther on, Llyn-y-Ddinas; then, bending through Beddgelert, one comes to the head of the pass of Aberglaslyn. Beauty rather than severity, makes this pass memorable. It is densely clothed with firs, and beneath its precipitous crags the Afon Glaslyn flashes in ten thousand cataracts as it tumbles over its rough bed. The river and its rocky walls are best seen from a point below the Devil's Bridge.

The alarm created, among lovers of our beautiful scenery, at the laying of a railway line through the pass has been only partially justified, as every effort has been made to avoid disfiguring its natural charms.

An account of the passes of Wales would not be complete without mention of the Pass of Bwlch-y-Ddeufaen, nearly four miles from Llanfairfechan in the south-easterly direction; but this is reached by a bridle path only, climbing to nearly fifteen hundred feet, where,



LOOKING DOWN THE PASS OF NANT FFRONCON.

at the summit, stand two huge rocks, from which the pass takes its name. A continuation of the way leads down into the Conway Valley at Tal-y-Cafn.

In taking this route of the great passes one is introduced to the best of the North Wales scenery in all its varying characteristics, and, after this, the rest of the land will seem comparatively tame.

C. WENLOCK.

SUMMER MOTORING.

A SUITABLE topic for discussion as we approach midsummer day seems to be summer motoring.

The best precaution I know against skidding on ice-bound roads—well, perhaps that is a little unfair and besides the precaution is not a real panacea, although it may be the best known. But if I am to write about summer motoring in England, shall I tell of how to prevent frozen radiators, how to secure clear vision through a hail-swept wind screen, and how to keep warm the interior of a snugly closed car? Or shall I tell of how to prevent the boiling away of cooling water, what may be done to lessen the dust evil, and how the extra heat generated in the tyres may be prevented from harmful effects? The safe and sensible course lies somewhere between these two extremes, and so we will pursue it.

Some rather strange ideas are held as to the effect of varying atmospheric temperatures on the behaviour of a motor car and especially of its engine. Most of these ideas are based on exaggeration of actually existing causes, and effects, but while it is true that a motor car which will run in cold weather will also run in warm, it is also true that for the best, and especially the most economical results, certain modifications may well be made in various factors as the result of the different average temperature in summer and winter. But let us not forget that the changes in atmospheric temperature are very small by comparison with the normal temperature at which a car engine works. This latter is very much above the boiling point of water, in spite of the presence of the cooling

water all round the engine, while if we say that the difference in atmospheric temperature on an average summer and an average winter day in England is some 40° F., we shall not be far wrong.

Now a difference of 40° in atmospheric temperature does not cut much ice one way or the other, in so far as its direct effect on the working of an engine is concerned. It is not as though the various factors that control engine behaviour were fixed and determined within very fine limits. The manufacturer finds that the last ounce of efficiency which he might get by very delicate or fine adjustment of such things as cooling pump capacity, carburettor setting and valve timing would be too dearly bought in the eyes of the ordinary purchaser. And, as always, the purchaser is ultimately right. What we ordinary people want is not a motor car that needs constant tinkering and tuning to suit every wind that blows, as if it were the sails of a ship, but one of which the general design and settings allow us generous margins in which we may play with safety. I want to make it perfectly clear that the various hints and suggestions given below must not be regarded as essential precautions to be taken if a motor car that has run through a winter is to continue running through a summer. Nevertheless, I would like to make it equally clear that none of these suggestions is given merely for the sake of something to say. All of them are sound, most of them are advisable and some of them are essential if an owner driver is to get the best possible performance from his car.

THE ELECTRIC BATTERIES.

When advice is given as to the special treatment advisable for a car in winter time, stress is nearly always laid on the importance of keeping a keen eye on the electric batteries. The probability is that they have a lot of extra work to do, starting the engine is harder on a cold morning than on a warm, and short days mean that lamps are required for long periods, while possibly the car is not used so much as in summer, with the result that the batteries get less charging and may easily be reduced to below the critical discharge point, when serious damage becomes a mere matter of time and chance. There is, therefore, something of a paradox in the statement that of all components of the car, none needs so careful watching in summer time as do the electric batteries.

At this season of the year it is not so much a case of probable overwork and possible under-charging. It is that the water of the electrolyte may, indeed very probably will, evaporate to below the safety level. And if the evaporation be allowed to go on unchecked, the strength of the acid will be increased, the quantity of electrolyte will be reduced and, once again, serious damage to the batteries becomes a mere matter of time—or chance.

Therefore, of all parts of the car that require special treatment with a continuously fairly high atmospheric temperature, the electric batteries should come first. The level of the acid should be frequently checked, and if low, made good, not by the addition of more acid, but by that of distilled water. It is important that the water should be distilled, and the word distilled is not used in published instructions and in this note for the mere purpose of filling up space, though many car owners appear to think this is the case. I once saw a man who would have filled up his half-empty batteries with water from the tap, if I had not stopped him; rain water is one degree less harmful than tap water, and that is the best that can be said for it in this connection. Distilled water, bought from any chemist, or begged from almost any garage as a sort of a make-weight with a tin of petrol, costs very little, and a quart will see one through an ordinary summer easily. Inspection of the batteries once a month in an ordinary summer, and once a fortnight in a very hot spell, is ample precaution and seldom will more than a teacupful be necessary to bring all three cells of a six-volt set up to correct level. I have never yet been asked to pay for this teacupful when I have asked for the batteries to be filled, when I have stopped to have the fuel tank replenished.

In case these instructions should catch the eye of anyone entirely unfamiliar with the nature and construction of electric accumulators, regarding them merely as boxes full of electricity, perhaps I had better point out that each of the cells of a battery is entirely separate from the others, and so the level of the electrolyte in all but one of the cells of an accumulator, is absolutely no indication whatever as to the quantity or condition of that in the remaining cell. A six-volt battery contains three of these cells, a twelve-volt battery contains six cells—obviously each cell accounts for two volts, and this quite independently of its size. The dimensions of a cell, the area of its plates exposed to the electrolyte, determine its capacity (or as it is sometimes loosely and rather inaccurately



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"Major Segrave tells me that you are kind enough to ask for my opinion on it from the ordinary Owner Driver's point of view; frankly I find difficulty in expressing what I do think of it—it is simply marvellous.

"Before going in it I read a criticism in the 'Autocar' to the effect that it was really a racing car, and required driving like a racing car; now I have had the privilege of driving it myself I entirely disagree with this opinion.

"Beyond the fact that you have to a certain extent to use your ignition lever to get the best results, I cannot see that it requires any more expert driving than any other six-cylinder car—in other words, none at all.

"At 10 m.p.h. I found that one could keep on top speed with no difficulty at all, and accelerate from it exactly as on an American car—but somewhat faster!

"But, of course, if you care to take the trouble to change—no trouble at all, by the way—the acceleration is simply staggering.

"Steering, brakes, and road holding—I have never driven any car with better, and very few as good; the thing that pleased me most was the extraordinary sweetness of the engine at all speeds.

"Sorry I cannot criticise the car—I have no criticisms to offer.

"Very many thanks again for a most interesting morning.

"Yours faithfully,

(Signed)

Phil Puddon

We can now arrange demonstration runs and accept orders for this new Super Sports Model. With light Four-Seater Body, ready for the road **£1125**

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stated, its amperage), but not its voltage, which is 2.2 in the fully charged condition and should never be allowed to fall below 1.8.

THE FUEL AND EXPLOSIVE MIXTURE.

Fire risks with motor spirit tend to be increased with a rise in atmospheric temperature, not because the fuel is ever likely to attain its temperature of spontaneous combustion, but because its vaporisation is increased and more floating gas will be released than in cold weather. The increase of danger is not great, but it is sufficiently real to be worth remembering. A recent article dealt with these and other risks with motor fuels, but there is one not treated there which seems to fit in well here. This is that petrol flowing through a rubber pipe will generate electricity that in certain circumstances will cause a spark and so ignition. Similarly, the washing of silk (e.g., gloves) in petrol may cause a fire or explosion for exactly similar reasons. The petrol and the silk together generate electricity, and if a spark occurs, it is heaven help the operator. The risk of ignition is probably increased by higher atmospheric temperature, though, of course, once the fire has started the surrounding temperature is a negligible factor.

Now for the carburation question. This is a matter on which all car users have some ideas and generally a vague suspicion that in warm weather a finer setting for the carburettor is advisable. The vague suspicion is perfectly sound, but the reasons for it are not at all well known and indeed are, at least as regards the most important, quite different from common belief.

WHY A FINER CARBURETTER SETTING IS USEFUL.

First there is the vaporisation aspect. This is widely understood—that motor spirit vaporises more readily as the

surrounding temperature rises; therefore, more fuel goes into the engine in warm weather than in cold and so, unless one is ready to run on an over-rich mixture, to lose power and to waste fuel, a smaller carburettor jet is advisable. But, as a matter of fact, this increased rate of vaporisation is the least significant of the factors to be considered.

Most important, perhaps, is the decrease in viscosity as the temperature rises—the amount of fuel passing through a given orifice increases as temperature rises. The extent to which this change takes place is surprising, even to many experienced automobile engineers; in the case of petrol a rise of temperature of 30° C., causes an increase in the amount of fuel passing through an orifice of no less than 16 per cent.—if 100 c.c. pass through at 0 c., 116 c.c. will pass through at 30° C., while in the case of benzol, the increase between these two temperatures is nearly 100 per cent.! As a matter of interest, it may be added that the increase for alcohol is over 100 per cent. Here, indeed, is an enriching agent at work! But there is also another.

As temperature rises the fewer the molecules contained in a given volume of air. In other words, the oxygen content, and so the combustion value of air, decreases as its temperature is raised. But the volume that goes into the engine is independent of atmospheric temperature, and so, if we feed warm air, we must feed more of it if we want to keep the mixture strength anywhere near constant. If we do not control—i.e., increase—the volume of air supplied to the engine in warm weather over that supplied in cold, we enrich the mixture.

Three agents are thus at work all tending to enrich the mixture supplied to the engine as the atmospheric temperature rises, and that they succeed in their aim is proved by exhaust gas analysis, which shows a higher content of carbon

monoxide in warm weather, than in cold. Carbon monoxide in the exhaust gas is, of course, a symptom of incomplete combustion—in other words, of an over-rich mixture supplied to the engine. In winter time, when starting may be difficult owing to poor vaporisation, we may want to supply an over-rich mixture, but in summer time this is not only unnecessary extravagance, it prevents our getting the results we should in the way of performance.

SMALLER JETS OR AN EXTRA AIR INLET.

It is, of course, very easy to say obviates the difficulty by fitting a smaller jet to the carburettor, but these simple remedies and expedients often go wrong in practice. We fit a small jet and immediately starting becomes difficult whenever the engine is not warm and especially on a chilly day and if we go a little too far in our commendable efforts we ruin the running of the car, taking away all its life and much of its power. The proper course to pursue is to fit smaller main jets in stages—to work down gradually a size at a time—but as changing jets is not always an amusement, a much simpler and often more successful plan may be commended in the shape of an extra air inlet.

An extra air inlet is always a desirable thing to have on a car engine, but it is never more useful than during a spell of hot weather, when, if its size has been properly chosen (the makers will generally recommend this quite sensibly), it may be opened fully, but never at any other time, when the engine is working. Those carburettors that have any form of jet regulation under the control of the driver, may not benefit from the fitting of an extra air inlet, for control of the jet is for all practical purposes similar in effect to that of the air supply. A mixture may be weakened by reduction of jet size or increase of air

Isotta Fraschini



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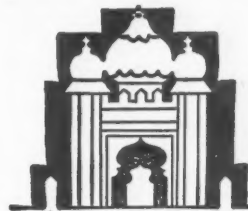


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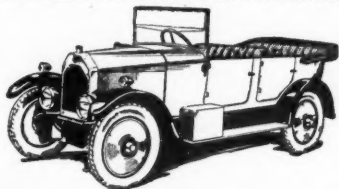
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—nothing on the market to beat it

ANOTHER extract from a letter received from a Swift owner:

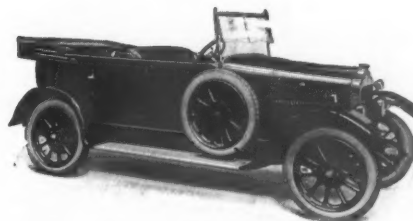
"I am pleased to tell you that the car is giving complete satisfaction, and is certainly all you claim it to be. The engine appears to be running better than ever after doing 3,000 miles, which has been free of any trouble whatever. There is no doubt that the Swift 10 Four-seater is 'good stuff' and there is nothing on the market to beat it at the price. I shall always recommend the Swift to my friends, in fact it is so good it recommends itself."

E. A., Swindon.

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CALCOTT

Established 1886

H.P.

supply, and it is mixture weakening that we seek. For the majority of reasons jet control is better than air control, though the latter has its merits and, of course, air control may be fitted to practically any existing engine, while jet control must be incorporated in the original design of the carburettor. "Gadgets" for converting a fixed jet carburettor into a variable have been marketed, but none of them seems to have attained any degree of success.

ENGINE COOLING AND LUBRICATION.

Altitude has far more effect on the functioning of a car's cooling system than any reasonable changes in atmospheric temperature, and as in Great Britain we have no roads so high as to effect any serious difference in atmospheric pressure, the point is not likely to worry the home motorist. But those who take their cars abroad for a summer tour through highland country, may be glad of the warning that as they get more than, say, 3,000ft. above sea level, and especially if the weather be really fine, a careful eye should be kept on the level of the water in the radiator. And let it not be forgotten that the boiling point, as indicated by a radiator thermometer, if one be fitted, falls as the car rises, so that if the thermometer indicates a temperature of the water much below 100° C. or 212° F., it is no indication that the water is not boiling merrily away.

For the motorist in England a more logical way of tackling the question of cooling and lubrication at different seasons of the year is to say that special precautions may be required for the winter rather than for the summer. The normal cooling arrangements of the car need no special treatment in our "hot" weather, though it may be advisable to check the level of the cooling water more frequently, and the same applies to the oil supplied. In winter we may want to give thin oil in order to facilitate starting up on a cold

morning, but though thin oil is not required for any special reason in summer, neither is there any sound need to replace it with thick. The point to be remembered is that made at the beginning of this note, that the working temperature of the engine varies little with changes in atmospheric temperature—within reasonable limits, of course—and oil that has worked satisfactorily through the winter may be relied upon for the summer also.

Nevertheless, although the thin oil of winter may be used with safety in the hottest of summers, there is some point in changing over to thick oil, though it is not a vital necessity. Within limits the thicker the oil the lower the oil consumption; in winter we cannot use thick oil on account of starting difficulties, in summer these difficulties do not arise, and so, if only on the score of reducing the oil bill, we may fill the sump with thicker lubricant than that used in winter. If the change be made it matters little whether the new thick oil be added to a sump already containing thin, or whether the sump be first drained of the old oil, except in so far that draining a sump of old oil and replenishing with fresh is always good practice and never fails to effect some improvement in the running of an engine.

These remarks on engine lubrication apply *mutatis mutandis* to chassis oiling. Thicker oil may be used in gear-box and back axle, not because it will work any more efficiently but because if there is a chance of leakage the thin oil of winter will find a way out when the thicker oil or grease usable in summer time will stay where it is wanted.

Although it seems hardly necessary, perhaps, to avoid the charge of a serious omission, I had better point out that if any special precautions have been taken to check over-cooling of an engine in winter—e.g., by the commonly employed expedient of removing a fan belt—these should be undone for summer work.

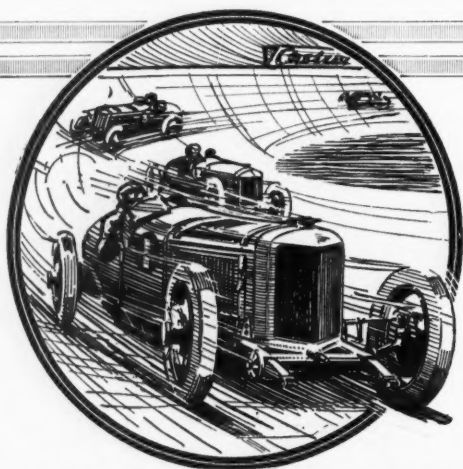
There was once an experienced and, in his own estimation at least, very knowledgeable motorist who always used to run his tyres under-inflated in the summer time. His argument was that the extra heat generated by the friction between road and tyres, on account of the higher "starting temperature" of both, soon raised the pressure of his tyres to correct level, but that if he started out with his tyres at correct pressure, they would soon become too hard for pleasant riding.

TYRE FRICTION.

The whole idea is, of course, entirely absurd and radically wrong, being based on a complete fallacy. It is true that the heat generated in these tyres might raise their pressure to somewhere near a correct figure, but it is equally true that that heat was only generated because the tyres were under-inflated in the first instance. By such under-inflation the friction between tyre and road and, still more, the internal friction in the walls of the tyre, would be enormously increased, which is but another way of saying that the wear of the tyres would also be accelerated. If the tyres were correctly inflated at the start of a run, their friction, both external and internal, would be relatively reduced and their pressure would not materially increase, first because their air would not get so hot, second, because their pressure would be so much higher at the beginning. It follows, therefore, that the correct tyre pressure, as recommended by the makers, should be maintained just as carefully in hot weather as in cold.

Those of us who motor only on respectable cars are apt to overlook that what we consider a relic of the past—the wooden wheel—is still used on many American vehicles. Now, wooden wheels do not like hot and dry weather, and to prevent their cracking they should be well swilled with water at least once a week.

W. H. J.



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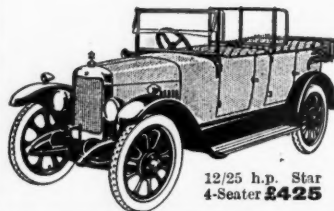


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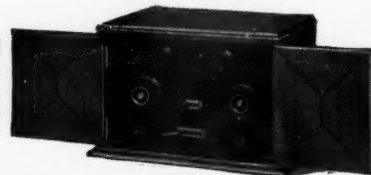
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TESTIMONIAL.

GORDON, BIRKBECKITE. September 30th, 1925.
You will no doubt be interested to hear that last Friday morning I received Buenos Ayres and three American stations clearly on the three valve Broadcast set you supplied me with last June. Please make whatever use you like of this letter, as I think the performance is a really remarkable one for any three valve set, let alone a standard broadcast receiver.—Yours faithfully, J. H. R.

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LNER

A DISQUISITION ON DRESS FOR DANCES

Everybody is dancing this season, and the choice of frocks with the approved line and the desired freedom in sufficient variety is a problem for Everywoman. Tailored coats, too, are ousting cloaks for the smartest evening wear.

A SERIOUS DRESS ITEM.

NOTWITHSTANDING dancing is nowadays always with us, it is quite a different matter to arrange dress for promiscuous affairs, where the chances of meeting the same people are remote and criticism is less acute, and to cope with the exigencies of the season proper.

Society, written with a big S, is in itself a comparatively small community, and dress accordingly immensely important. Although there are ways and means of giving one creation different aspects, even these run into money. The little dress accessories, such as flower trails, sashes—and sashes are being worn again—



Here you see one of the approved ivory satin waistless, beltless dresses sewn with silver beads arranged to form a cuirass effect interspersed with narrow silver bugle fringe. As the wearer moves the fringes jingle delicately. This would make a perfect Court gown, the train of cloth of silver lined apple green chiffon.

in carefully thought out schemes of contrasting colour, such trifles as vanity bags, fans and so forth, frequently cost appreciable sums.

Again, it is the decree of the hour that dance dresses shall be soft and filmy, and fragile fabrics, as we all know, have a perfect genius for looking tired after a night's wear. The fine cobweb lace that is so favoured, for example, is apt to droop wearily, and the whole essence of a delicate transparency is its freshness.

The tulle dresses that are being worn by those who can afford them are assuredly among the triumphs of the season. There is nothing, perhaps, more alluring and arresting than a tulle of that yellowish pink shade like the inside of a cantaloupe melon, arranged with a mysterious skirt of flaring panels mounted on to a straight bodice that just reaches the bend of the hips, where a band of gold or silver lace is posed surmounted by an upper curved line of the same trimming.

A WAVERING WAIST LINE.

After hovering uncertainly between the bend of the hips and the knees, the waist, when recognised at all, is gradually creeping upwards, a movement for which we may thank, or condemn, as the mood takes us, the accepted short skirt. With the latter reaching barely a few inches beyond the knee, it is wholly disproportionate to have anything approaching a defined waist below the bend of the hips. Of course, there is always the alternative of ignoring the waist altogether, an omission mostly observable in straight elaborately embroidered dresses, though these creations, rich and beautiful as they are, do not always stand out in a large assembly, where fine detail is apt to be lost.

There is no manner of doubt that the dance frocks that do stand out are distinguished by form and line rather than material and embroideries, and this end can be achieved by an inexpensive chiffon in some becoming colour with an arresting garniture at the waist or an artistic floral trail.

The general trend is towards a lower décolletage, although this is sometimes waived with transparencies over an exceedingly low slip, and sleeves are still non-existent.

Perhaps the V-shaped décolletage is the most favoured, this often descending to the waist, with a low fill up of a contrasting material. Much of the *chic* of the best dance dresses seems to rest on an incidental corsage and a fluffy skirt, a skirt that sways and swings as the wearer moves and yet hangs in straight clinging folds when she is in repose.

And there are positively endless ways of arriving at such an appearance with square-pointed, gathered and flat panels, not to mention the frankly flared skirt. The latter, however, to be now acceptable has to be a little mysterious. The simple



The particular points of interest in this model of heavy weight cyclamen Georgette are the indication given of the raised waist and the exceedingly original petal skirt, the latter cleverly modelled to overlap and form an uneven hem.

circular is regarded as too obvious by the fastidious, so *couturières* plan these out in sections, one of the triumphs being arranged in two pieces ending back and front in small box-pleats in the centre that are stitched down for a short distance and then allowed to flow.

In the case of a shrimp pink Georgette this *jupe* was surmounted by a hip-length bodice trimmed in front with a sort of butterfly wing jabot of the Georgette and a spray of shaded pink gardenias on one shoulder. Very charming, too, are the short draperies hung from the back of the shoulders that from the front suggest a cape effect, and also the long, narrow stole ends caught up or tied loosely low down on the skirt.

IN IVORY AND CREAM.

There are certainly more dance dresses being worn this season in the two above-mentioned tones than has been the case for some years. They are chiefly in Georgette and soft lustrous satins, on both of which there are introduced delicate embroideries of silver threads, silver and crystal beads and bugles. The design usually chosen takes the form of long, narrow lines posed to give some definite form to the gown. On one of these models an unexpected and attractive note occurred in cascades of tulle, and on another there came a ruche of tulle at the hem, not one of the old aggressive ruches, but a neat, shapely thing of little pleated, shell-shaped pieces arranged in close formation.

The part played by *fourreaux* of silver and gold lamé under transparencies is highly significant. These in some instances provide the keynote to embroideries, whereas in others they just supply the shimmery look that is so prevalent.



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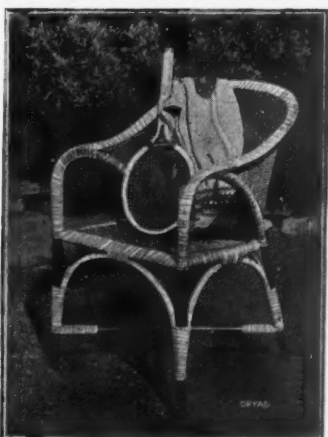
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In fact, to shimmer and to sway are the two verbs to conjugate where dance dresses are concerned. Though the straight, severe type of dress has not altogether exhausted its charms, it is more varied in character, and it is more apt than not to resolve itself into slit up panels or fringes below the knees over soft pleated underskirts.

Lace can still do no wrong; but it is lace of cobweb fineness, and one of the big sartorial successes of the moment are creations that melt imperceptibly from chiffon into lace.

A model of strikingly original character was a picture frock of black faille with an overskirt of black lace dyed or woven in the centre with gold and green. A scheme of much distinction designed for a tall, fair girl comprised a gown of pale grey chiffon and lace, the former embroidered with silver and grey beads in long oval lines like a series of necklaces.

It is the exception rather than the rule to see vivid coloured dance dresses. Delicate pastel tones of green, pink, hyacinth and blue are more generally accepted, together with several neutral shades hitherto reserved for day that are accorded point and distinction by coloured embroideries or some courageous splash of colour in a floral spray or folded sash of two or three colours.

THE WEARER'S PART.

Anyone who is a close observer must have remarked how certain types of girls stand out in a room, while others are never looked at twice, and beauty has often nothing at all to do with this.

The pose affected just now of rounded shoulders and poked out head is quite singularly unhappy and undistinguished, and one sees regiments of these thin stock-like figures wearily fox-trotting, forms on which the most exquisite and costly frocks are entirely lost.

The relief is indescribable when a girl appears with shoulders well poised, head erect and a walk that comes from the hips. For this is the type that shows off to the best perfection every line and fold of a gown, and such a one is most



One of the lovely fine black Chantilly lace dance frocks that are being made up over flesh pink chiffon or silver lamé. The model shows one of the newest flare apron fronts mounted at a becoming curved line and a little semi-cape effect at the back. The bow with long streamers of black velvet ribbon is also a feature to be noted.

often equally particular as to the finishing details of her appearance.

Her hair, whether shingled or dressed, is the perfection of shiny neatness; her make up, if that is resorted to, so carefully and artfully applied as to be easily mistaken for Nature's own gift. Such a one never makes the flagrant error if she is fair of using sunburn powder and an orange lip stick, nor does she disregard that ugly sunburn patch on the neck. There are numbers of quite innocuous whitening preparations that do not merely cover up, but actually remove this ugly blemish.

Going back to the head for a moment, there is to be noticed a tendency to brush shingled hair upwards and backwards from the ears, and this, it is said, portends a future of curls posed at the summit of the head Empire wise. Seeking for a cause to occasion this movement, it is found in the filmy flaring dance frock. There is gradually being borne home the incongruity of the close shingled head and temptuous skirts, though it is impossible to say at the moment when further developments will arise—but it gives one to think!

EVENING COATS PREFERRED TO CLOAKS.

The mannish tailored touch, which is a veritable obsession this season, has actually invaded the realms of evening wraps. There is an unmistakably mannish air about many of the models, albeit they are fashioned of sumptuous brocades and metal tissues. There is even to be seen in some the little breast pocket for a hanky and a floral buttonhole. Quite a number, too, are lined with fur. A pale blue and silver metal brocade, quite lovely, carried a *doublure* of white tailless ermine or that excellent substitute, white cone, the high roll-over collar merely hinting its presence when the wrap is closed.

After the loose *négligée* affairs, the fronts clutched together by one hand, that have been with us for so long, there is not only change and variety, but real charm in these neat fitted coats with their long sleeves. L. M. M.

FROM A WOMAN'S NOTEBOOK

THE moment seems an appropriate one at which to say a few words of a book recently written by the Hon. Mrs. C. W. Forester, "Success Through Dress" (Duckworth, 5s.).

Perhaps every fashion chronicler and dress expert feels she could and should have written a similar homily, but few would have taken the same trouble to divide up and deal with the various heads in such comprehensive and practical manner.

The book, opened anywhere, provides food for reflection; and, as the treatment is necessarily more general than particular, it is likely to live much longer than the like brochures written on specialised subjects.

The two chapters on "Dress Budgetting" are especially sound and helpful, and the one on the "Dress Sense" replete with astute understanding. Mrs. Forester writes with real understanding not only of dress but the world.

FINE FEATHERS AND FINE FROCKS.

A combination of representative people, beautiful gowns by Reville, Hanover Square, and such ostrich feathers as never, surely, have ever before been seen, provided a pleasant afternoon's enjoyment at the Ritz Hotel the other afternoon.

The entertainment was given by the High Commissioner for South Africa, who is more keen than ever in maintaining the ostrich feather industry—an end, ably assisted by Mr. Reville, that assuredly made a big step forward on the occasion in question. Many members of the Royal family, including the Queen, are immensely interested in the ostrich feather industry; and no possible effort is being spared to bring this back to pre-war eminence.

As a matter of fact, ostrich feathers have never been dealt with as they are at present. Their endless possibilities and uses being shown in endless unexpected ways. The handling of them, the dyeing, the way in which they are used *au naturel*, ruthlessly broken up, glycerined and so forth, is simply marvellous.

One of the triumphs of the afternoon was a cloak entirely composed of beige ostrich feathers, probably natural feathers, all soft and uncured, a wrap that was lined with striped gold and silver lamé. A Court gown of white satin, embroidered heavily in diamanté, completed by a wide silver train from the shoulders, had a particularly regal note imparted by a Brobdingnagian fan of fine natural uncured ostrich feathers.

Shading from a delicate mauve to grey was a long boa as light as a zephyr, accompanying a frock of grey lace over mauve, an old vellum-tinted lace gown veiling a cyclamen *foureaux* providing a capital foil to a boa of many shades of cyclamen; while a rose and gold brocade cloak carried a flounce and collar of rose feathers.

One learnt, also, many novel ways of wearing both long and short feather boas; of arranging natural or glycerined feathers in hats. But the climax of the affair was reached when a tall mannequin appeared literally smothered in soft feather boas. These were slung round her neck and over her arms, and as she glided gracefully along one could only think of a moving rainbow.

A SAVING OF TIME AND TROUBLE.

At all times, and especially during the stress of the season, it is something to know of an establishment that will attend to hair, complexion,

hands and feet under one roof. This *multum in parvo* is obtainable at 15, Upper Baker Street, which is under the control of Mme. Gertrude Hope. Each branch is equipped with fully trained assistants, all under the personal supervision of Mme. Hope, who, after sixteen years' West End experience, has a thorough and complete knowledge of everything undertaken in her salons.

She makes a special feature of mask face treatments, a method in which she much believes for toning up sagging muscles, removing sunburn and other complexion blemishes. She has also a wonderful method of painlessly removing moles, superfluous hairs and so on, a subject that has been closely studied, with results that all can prove for themselves by a visit to 15, Upper Baker Street.

LEAVES FROM MY EMBROIDERY NOTE BOOK.

Thus quite modestly does Miss Louisa F. Pesel announce a series of embroidery sheets she has compiled. These comprise stitches from old English, Eastern and Western embroideries, while one, especially interesting, shows seventeenth century English sampler work, secured by the courtesy of the authorities of the Victoria and Albert Museum.

The patterns being so clearly shown on small printed squares, can be followed by the veriest tyro, aided by incidental but lucid printed directions. The series already published are obtainable at 2s. 6d. each, postage 3d. And there are more in course of preparation. The publishers are Percy Lund Humphries and Co., 3, Amen Corner, E.C.4.

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IRON AND WIRE FENCING FOR PARK AND GARDEN—Iron Fencing and Tree Guards, Catalogue C.L. 65. Ornamental Iron and Wire Work of every description, Catalogue C.L. 156. Wood and Iron Gates, Catalogue C.L. 163. Kennel Railing, Catalogue C.L. 86. Fencing, Catalogue C.L. 70. Ask for separate lists.—BOULTON & PAUL, LTD., Norwich.

100 PAIRS SNOW-WHITE IRISH LINEN SHEETS, made from real good heavy linen yarn, standard quality which will wear for a lifetime. Bleached on the green fields of Northern Ireland. These sheets will always retain their snowy silky sheen. Single bed size, 54in. by 90in., 27/6 per pair; 54in. by 100in., 30/3 per pair; 2yds. by 3yds., 35/- per pair; double-bed size, 2yds. by 3yds., 45/- per pair; 2yds. by 3yds., 55/- per pair. These sheets are 20/- per pair below to-day's shop prices. Write for Bargain List to-day.—HUTTON'S, 10, Main Street, Larne, Ulster.

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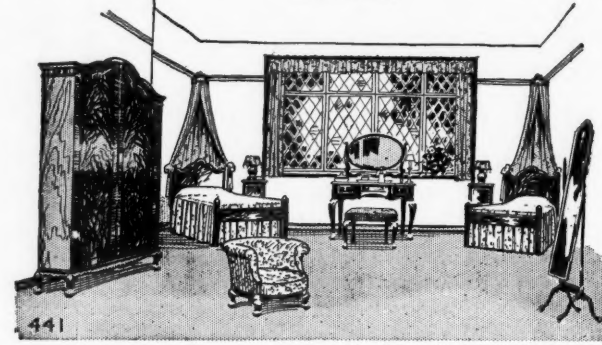
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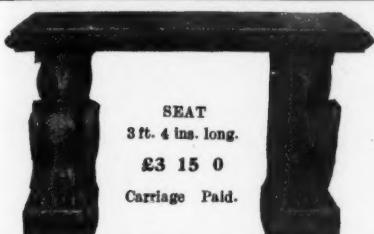
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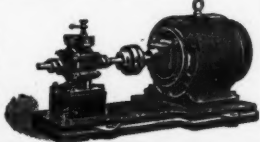
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